



# Home Field Vicarage Hill, Marldon

Paignton

Guide Price **£545,000**

ABSOLUTE



## Home Field Vicarage Hill

Marldon, Paignton

Situated in the popular village of Marldon, this individual 1950's detached house offers comfortable and stylish accommodation along with picturesque views of the charming and sought after village.

Step into a spacious interior flooded with natural light, boasting a superb kitchen/dining/family room complete with integrated appliances. The kitchen has an extensive range of built in units with complimentary rolled top work surfaces and integrated appliances including a dishwasher, oven, and a five ringed induction hob, with an extractor hood over. The heart of the home, this inviting area is perfect for both every-day living and entertaining, creating a seamless transition between cooking, dining, and relaxation. There is also a pantry/utility cupboard for the added convenience.

The lovely lounge features triple aspect windows, further enhancing the sense of space and light, while a conservatory provides a tranquil spot to enjoy the surrounding greenery of the attractive gardens and the views beyond.

The property also includes the convenience of a downstairs cloakroom/WC, adding a practical touch to the layout.

On the first floor there are three good sized double bedrooms, the principle room having an excellent range of built in furniture, including three double wardrobes, a chest of drawers and built in bed. The location is in the village



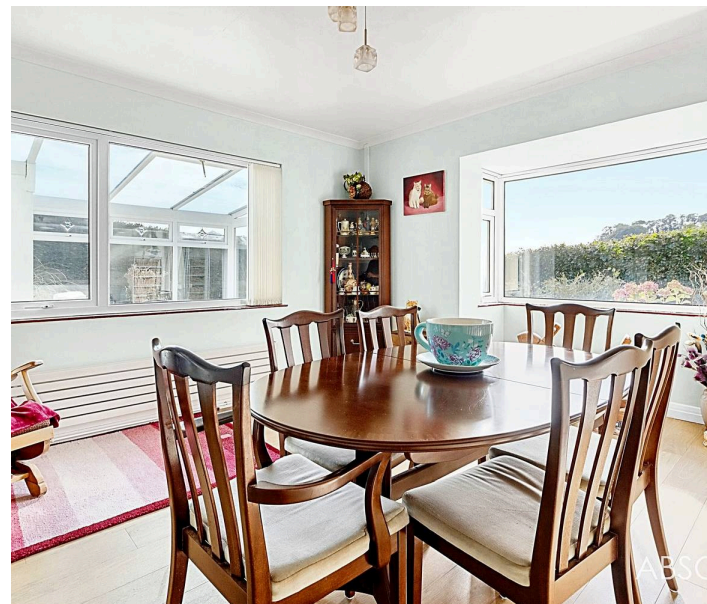
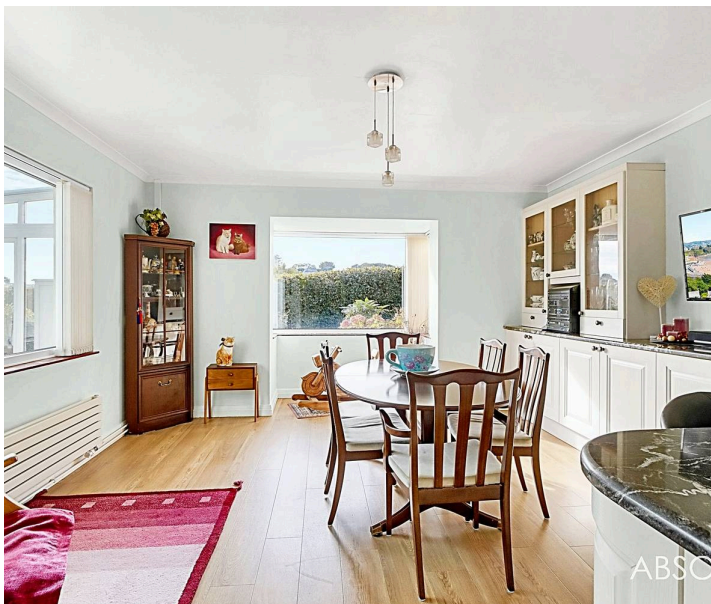
## GARDEN

There are attractive and well maintained gardens surrounding the property, comprising of paved patio areas being ideal for outdoor dining and laid to lawn areas. There is an extensive range of mature plants, flowers, shrubs and trees including a selection of plum, apple and pear fruit trees. Wooden lattice pergola. Rockery garden and pond. There is a greenhouse and 2 wooden garden sheds. Lovely village views are also enjoyed from the garden. For anyone with a hobby there is a great garden room/studio with lots of natural light. Agents note: There are 16 owned solar roof panels significantly reducing the cost of the electricity - figures can be provided.

## GARAGE

Single Garage

To the front of the property there is a block paved driveway leading to the garage with up and over door and electric light and power.



# Home Field Vicarage Hill

Marldon, Paignton

The property is located in the sought after village of Marldon. There are many local amenities located close by including a village hall and green, a primary school, a wonderful children's park, local shops and bus services. Paignton town centre is approximately 3.5 miles away and the historical town of Totnes is approximately 5.5 miles away. Paignton offers a lovely choice of beaches and enjoys the stunning coastal walk linking the nearby towns of Brixham and Torquay. There is a train station connecting to the mainline station of Newton Abbot. We strongly recommend an internal viewing of this property to fully appreciate the size, privacy & accommodation on offer.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

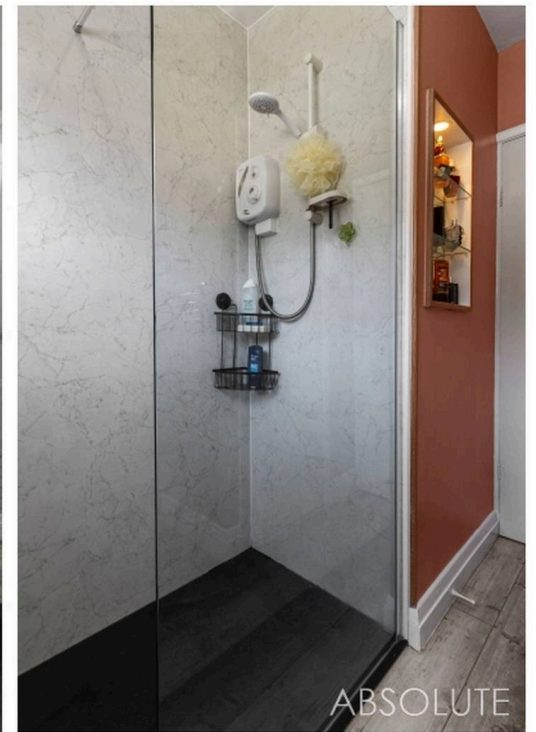
EPC Environmental Impact Rating: D

- Individual 1950's detached house in sought after village location
- Well presented, spacious, light and airy accommodation
- Picturesque village views
- 3 Double bedrooms
- Superb kitchen/dining/family room with integrated appliances
- Lovely lounge with triple aspect windows
- Fully overlooking the attractive gardens
- Full bathroom/cloakroom/WC
- Well maintained private surrounding gardens
- Paved block paved driveway. No onward chain.



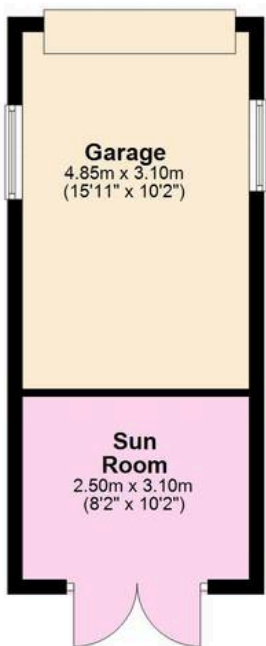


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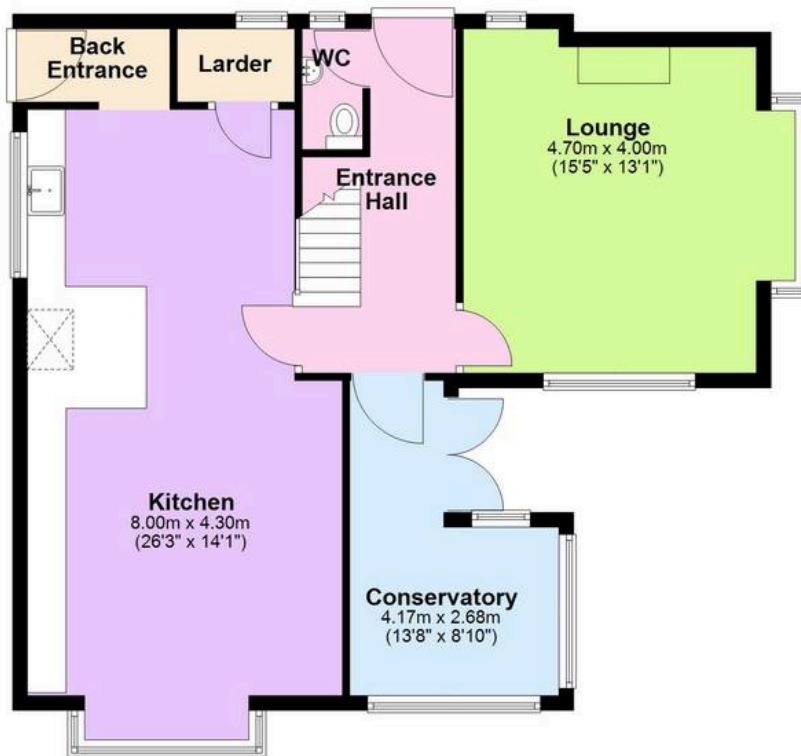
### Outbuilding

Approx. 23.1 sq. metres (248.4 sq. feet)



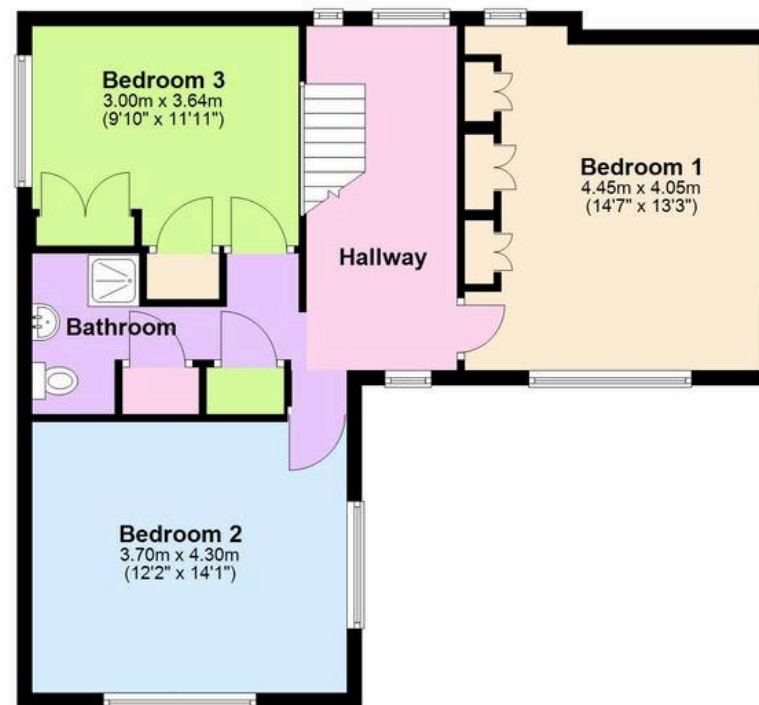
### Ground Floor

Approx. 76.4 sq. metres (822.1 sq. feet)



### First Floor

Approx. 65.0 sq. metres (699.8 sq. feet)



Total area: approx. 164.5 sq. metres (1770.3 sq. feet)



## Absolute Sales & Lettings

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