



Lower Tor Cottage | Church Hill | Marldon | Paignton | TQ3 1SF

Offers Over £280,000

A three bedroom semi detached character cottage positioned in the extremely desirable location of Marldon Village. The cottage itself comprises of a welcoming entrance hallway/utility, a bright living room, a sizeable kitchen/breakfast room, three great sized bedrooms, a family bathroom, cloakroom, easy to maintain gardens and off road parking. The cottage is situated within easy reach of the local restaurant and shops, Marldon primary school, beautiful countryside walks, access links to Paignton and Totnes and more. The property is being offered with no onward chain!

- NO CHAIN!
- THREE BEDROOMS
- BEAUTIFULLY PRESENTED
- CHARACTER COTTAGE
- PHENOMENAL COUNTRYSIDE VIEWS
- SOUGHT AFTER VILLAGE LOCATION

**ENTRANCE** A composite double glazed front door opening into a welcoming inner hallway doors leading through to the adjoining rooms, space and plumbing for a washing machine and dryer with roll edged work surfaces above. Alarm system installed with control panel. A uPVC double glazed window with a picturesque countryside outlook and smoke alarm.

**LIVING ROOM** - 4.27m x 2.72m (14'0" x 8'11") A beautifully bright and cosy living room with a gorgeous feature multi fuel (log/coal) burning fire with original stone work up the chimney breast. Storage cupboard, uPVC double glazed windows with wonderful countryside views across Marldon and a night store heater.

**KITCHEN/BREAKFAST ROOM** - 4.07m x 2.32m (13'4" x 7'7") A range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric oven with grill integrated and a four ring electric hob with extractor hood above. Space for and plumbing for a dishwasher, fridge freezer and a 4 seater dining table. Complimentary tile backsplash, double aspect uPVC double glazing with windows to the front and rear aspect with spectacular countryside views.

**BEDROOM THREE** - 2.53m x 2.33m (8'3" x 7'7") A single bedroom on the ground floor of the property that could alternatively be utilised as an office/study/ craft room etc. uPVC double glazed window, oak beams and a night store heated radiator.



## FIRST FLOOR

**BEDROOM ONE** - 3.75m x 3.54m (12'3" x 11'7") An incredibly light filled and spacious master bedroom to the front aspect of the property with space for ample furniture. A gorgeous original open fire, uPVC double glazed window with stunning countryside views and a night store heater.

**BEDROOM TWO** - 3.5m x 2.69m (11'5" x 8'9") A further generously sized double bedroom with double aspect uPVC double glazed windows with a brilliant open outlook. Night store heater.

**WC** A low level flush WC.

**BATHROOM** A sizeable family bathroom boasting a pedestal wash hand basin, a panelled bath unit and a shower unit. A deep fitted airing cupboard, complimentary tiled walls, shaver point, a heated towel rail and uPVC double glazed window.

**OUTSIDE** A beautiful cottage style garden boasting a sizeable lawned area with a variety of mature plants and shrubs along with a gravel stoned area perfect for outdoor dining and enjoying the beautiful countryside outlook. To the front of the property is a small brick paved patio and to the side of the cottage with space for bin storage, a bistro set and potted plants.

**PARKING** Off road parking for 2 vehicles on a concrete laid driveway.

**Address** 'Lower Tor Cottage, Church Hill, Marldon, Paignton, TQ3 1SF'

**Tenure** 'Freehold'

**Council Tax Band** 'B'

**EPC Rating** '46 | E'

## Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.