

£185,000

FOR SALE



2 Bedroom Bungalow - Malborough

- ❖ 2 bedroom bungalow
- ❖ Bright & Spacious Living Space
- ❖ Private, enclosed rear garden
- ❖ Great Potential to modernize and add value
- ❖ Perfect First Time Purchase
- ❖ Popular Village Location
- ❖ Separate Garage
- ❖ Side Access to Garden
- ❖ No Onward Chain
- ❖ Council Tax Band B



30 Cumber Close, Malborough

Property Summary:

Located in the sought-after Cumber Close development, this two-bedroom bungalow presents an excellent opportunity for buyers looking to put their own stamp on a property and has the added benefit of a garage. Requiring a some internal modernisation, it offers plenty of potential to create a comfortable and personalised home, whether as a first purchase, investment or retirement property.

About the Area:

Nestled in the heart of the South Hams, Malborough is a charming village just a short drive from the vibrant market town of Kingsbridge and the stunning beaches of Salcombe. With a strong sense of community, the village offers a range of local amenities, including a primary school, two traditional pubs, a shop, and a village hall. Surrounded by beautiful countryside and coastal walks, Malborough provides the perfect balance of rural charm and convenience, making it an ideal location for families, retirees, and holiday home buyers alike.

Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

www.kingsbridgeestateagents.co.uk



The

A UPVC front door opens into a useful entrance porch with additional storage, leading through to the main living accommodation. The generous lounge provides ample space for both sitting and dining areas and enjoys a bright and airy feel thanks to its large front-facing window and additional side window. Occupying an end-of-terrace position, the property benefits from extra natural light as well as pleasant countryside views. Many neighbouring properties have reconfigured the layout to create an open-plan kitchen and living space, offering exciting potential for those seeking a more contemporary arrangement.

The kitchen is fitted with a range of wall and base units and includes space for an electric cooker with extractor over, together with space and plumbing for a washing machine. Some neighbouring owners have relocated the washing machine to the porch area to maximise kitchen space.

A hallway leads through to the remaining accommodation, including a family bathroom fitted with a white suite comprising a bath with electric shower over, wash hand basin and WC.

The principal bedroom is a comfortable double room with a built-in storage cupboard and enjoys a pleasant outlook over the rear garden. The second bedroom is a good-sized single room and benefits from direct access to the garden.

Outside, the property's corner plot position provides a larger-than-average front garden, laid partly to patio with established shrubs and planting. It offers an attractive space to sit and enjoy the surroundings, with room for a bench to make the most of the countryside outlook. The enclosed rear garden is designed for ease of maintenance, being predominantly paved, whilst still offering scope for landscaping and personalisation. Side access alongside the property provides a practical route for garden maintenance and storage.

The end-of-terrace position adds a welcome sense of privacy and enhances the open outlook, while the property also benefits from a separate garage, providing valuable parking or additional storage.

Offering excellent potential in a popular location, 30 Cumber Close represents a fantastic opportunity to create a home tailored to your own tastes and requirements.

Further Information & Services:

Tenure: Freehold with communal managed areas. A service charge of approximately £100 per annum is levied for the upkeep of communal areas and landscape maintenance.

Services: Mains water, sewerage and electric. Electric Underfloor heating (currently disconnected) and woodburning stove.

EPC Rating: E

Council Tax: Band B

Construction Type: Standard brick wall construction. The roof is tiled.

Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

Broadband Availability: Superfast available with speeds up to 74Mbps (Ofcom) and some mobile providers have coverage in the area.

Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None known.

Viewings strictly by appointment only with Kingsbridge Estate Agents.

Disclaimer:

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

Cumber Close, Malborough, Kingsbridge, TQ7

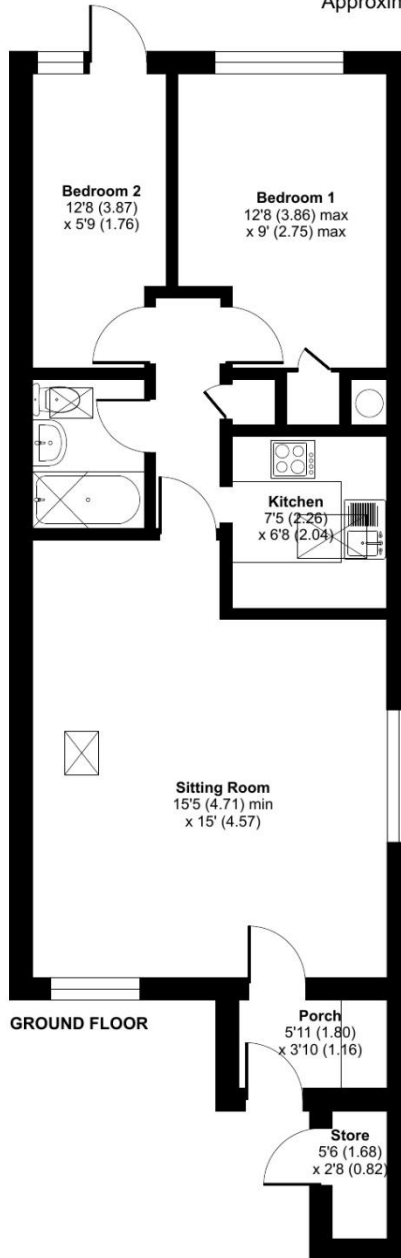


Approximate Area = 627 sq ft / 58.2 sq m

Outbuilding = 13 sq ft / 1.2 sq m

Total = 640 sq ft / 59.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1466133



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

www.kingsbridgeestateagents.co.uk