



Cumber Close, Malborough
Kingsbridge

£210,000

The Property:

A pathway through the pretty front garden leads to the entrance porch, providing useful space for coats and boots. The garden itself is laid mainly to lawn with established shrubs and planting, with space immediately outside the property for a comfortable chair – a lovely spot to make the most of the morning sunshine.

Inside, the accommodation is arranged entirely on one level and has a bright, welcoming feel. The main living area enjoys plenty of natural light from a large front window, with space for comfortable seating as well as a small dining table.

The open plan kitchen has been well arranged with a range of fitted units, an electric oven and hob with extractor over, space and plumbing for a washing machine and room for an under-counter fridge/freezer. There is also a useful breakfast bar, while a recently installed Velux window brings additional natural light into the space. The roof has also recently been updated.

The main bedroom is a good-sized double with built-in storage and doors opening directly onto the raised rear decking. The second bedroom is a single, currently used as an office and dressing room, and also benefits from direct access onto the deck.

The recently fitted shower room is particularly smart, with a contemporary walk-in shower, WC and wash basin.

Outside, the rear garden is a real highlight. Beautifully maintained, it is laid mainly to lawn with established flower beds and borders, while the raised deck provides a wonderful place for outdoor seating and to enjoy the attractive countryside views towards Salcombe.

Cumber Close is a popular residential development within easy walking distance of the centre of Malborough and its range of village amenities. The beaches and coastline of the South Hams are close at hand, while Salcombe is just a short drive away.

Recently modernised and very well maintained, this is a lovely, manageable home in a sought-after South Hams location, equally suited to those looking for a permanent home, a downsize or a convenient base from which to enjoy the area.





Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

The Location:

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.

Further Information & Services:

Tenure: Freehold with communal managed areas. A service charge of approximately £110 per annum is levied for the upkeep of communal areas and landscape maintenance.

Services: Mains water, sewerage and electric. Electric Panel heaters.

EPC Rating: D

Council Tax: Band B

Construction Type: Standard timber frame and 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.

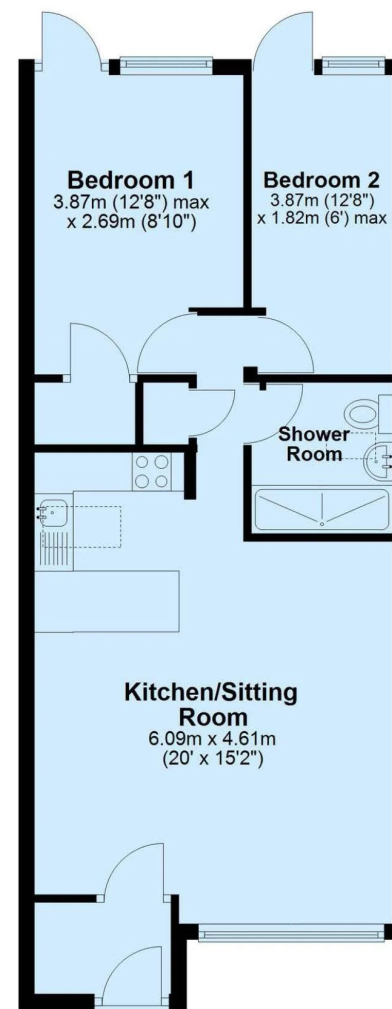






Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 52.2 sq. metres (561.4 sq. feet)



Total area: approx. 52.2 sq. metres (561.4 sq. feet)

Kingsbridge - Sales

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Disclaimer:

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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.