



Cumber Close, Malborough
Kingsbridge

£199,950

The Property:

The property is approached through an entrance porch, which provides useful built-in storage, before opening into a spacious lounge/dining room. A large window to the front allows plenty of natural light into the room, while an electric fire with surround provides a focal point.

An inner hallway leads to the remainder of the accommodation and includes a further useful storage cupboard.

The kitchen is fitted with a good range of wall and base units with work surfaces over, together with an integrated oven, hob and extractor. From here, the conservatory provides an additional reception space overlooking the rear garden, with doors leading directly outside.

There are two bedrooms, with the principal bedroom being a generous double with built-in wardrobes and an airing cupboard. The second bedroom offers flexibility as a guest room, home office or additional bedroom and benefits from a skylight.

The bathroom is fitted with a white suite comprising a bath with shower over, WC and wash hand basin, together with a heated towel rail.

Outside, the rear garden has been designed with ease of maintenance in mind, being predominantly paved with raised planted borders. There is direct access from the garden into the garage, which has an up-and-over door. To the front is a further attractive paved area with raised beds and additional built-in storage.

The property benefits from uPVC double glazing and electric heating.

Offered for sale with no onward chain, the property would make an ideal first-time purchase, downsize or investment opportunity, having previously proved a popular rental property.





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 boiler and central heating.

EPC Rating: E

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.

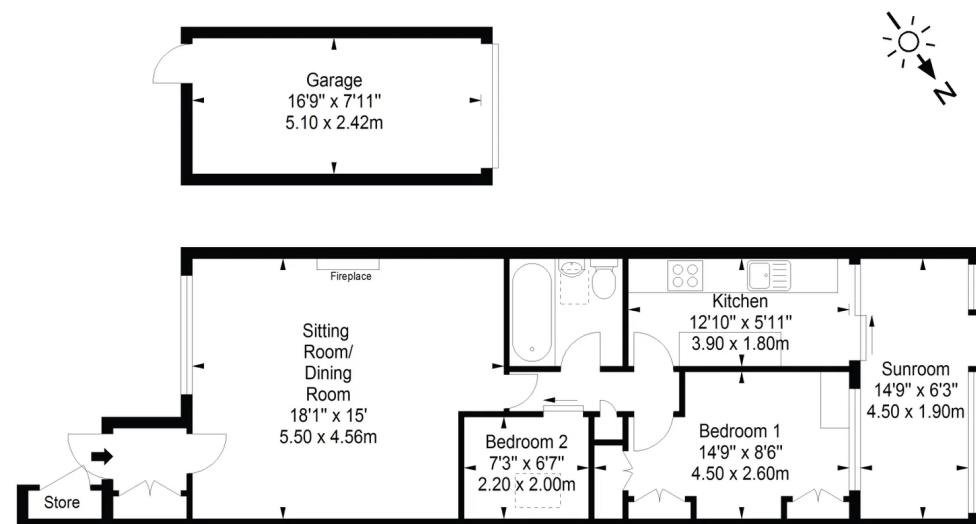
Planning or Development Issues: None known.

Viewings strictly by appointment only with Kingsbridge Estate Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate Gross Internal Area = 66.01 sqm / 711 sq ft
(Excluding Garage)
NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

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.