



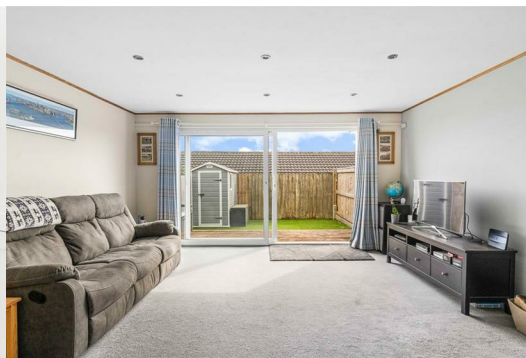
## 127 Cumber Close

Malborough, Malborough, TQ7 3DG

Asking Price £230,000



A well presented 2 bedroom bungalow with parking in the popular Cumber Close development in Malborough. Close to both town and the beaches, this property would make a perfect first time purchase, buy to let investment, or holiday let.



## Malborough

Malborough is a popular village with the benefit of a small supermarket/filling station, two pubs, a church and a primary school. It lies just inland from the beautiful coast, spectacular cliffs, coves and beaches of southern-most Devon. Salcombe is situated close by with its picturesque estuary renowned for its sailing and sandy beaches. At the head of the estuary Kingsbridge provides a comprehensive range of shops and amenities.

## The Property

The property is accessed via an entrance porch with lots of space for coats and boots and a further door to the entrance hall.

To the front of the property is a large bright double bedroom with built in wardrobes meaning there is plenty of room for storage.

The second bedroom is situated along the hall to the left and is another double bedroom with velux window.

Opposite bedroom 2 is the family bathroom which is a good-sized room with tiled walls and floor. The white bathroom suite consists of bath with a mixer tap shower above and glass shower screen, a WC and pedestal basin.

The utility room next door is a handy addition to this property with a range of wall and floor units and space for a washing machine and dryer.

At the end of the entrance hall is a beautiful kitchen, dining area and living room. This room has been superbly finished by the current owner and is the perfect space for entertaining.

The kitchen consists of plenty of white floor and wall units with wooden worktops. There is a built in electric oven and grill with ceramic hob and stainless steel extractor over. The kitchen also has an integrated fridge freezer and dishwasher along with a stainless steel sink.

The living room is of a good size with space for a dining table. The feature of the room is the woodburning stove in the corner of the room adding warmth and a cozy feel in the winter. There are double patio doors to the garden making the room bright and sunny in the summer.

## Outside

The front garden is mostly laid to lawn with a path to the front of the property and a flower bed to the edge.

The enclosed rear garden, accessed from the lounge, is Southerly facing with artificial grass and is a wonderful sun trap for relaxing.

There is also an allocated parking space nearby for added convenience.

Services: Mains water and sewerage, electric, under floor heating

Council Tax band: Band B

Broadband speed up to 74Mbps (Ofcom) and some mobile providers have coverage in the area.

Tenure: Freehold

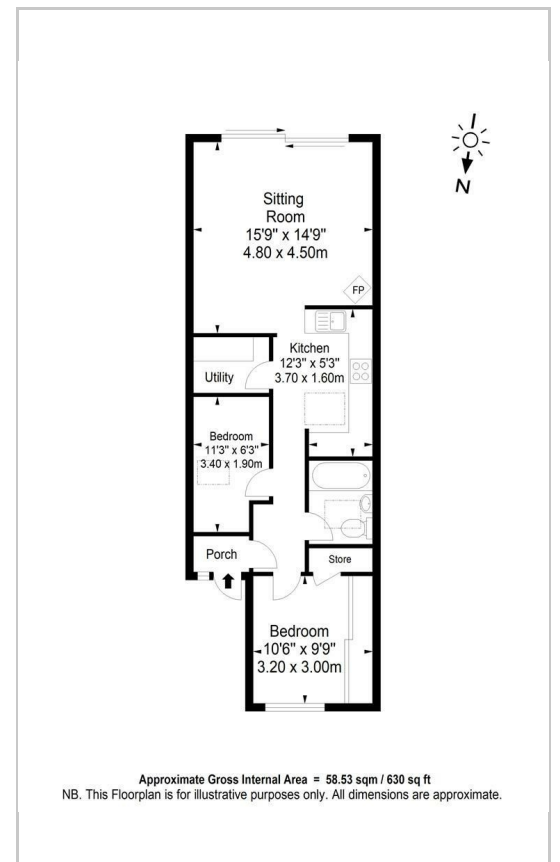
Standard Construction

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

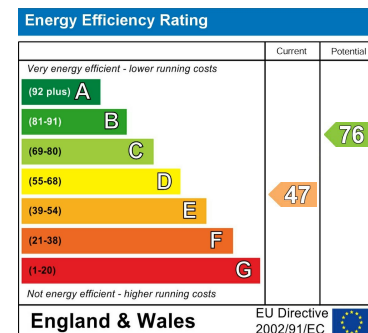
## Area Map



## Floor Plans



## Energy Efficiency Graph



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