



169 Cumber Close
Malborough, Kingsbridge, TQ7 3DE
£279,950

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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 other facilities.

The Property

169 Cumber Close is a well presented three bedroom semi-detached property in the popular village of Malborough. With open plan living space, 3 good-sized bedrooms and enclosed garden with wonderful views this property comprises:

The property is accessed via a part UPVC entrance porch with lots of space for coats and boots and a cupboard that houses the boiler. This leads you then through to the welcoming entrance hall which has tiled flooring and stairs immediately in front leading to the first floor.

The kitchen consists of plenty of floor and wall units with black worktops. There is space for a fridge freezer and plumbing and space for both a washing machine and dishwasher as well as an electric oven and hob and extractor over. The window over the stainless steel sink lets in a lot of natural light and provides a view of the communal grounds whilst doing the dishes.

Next to the kitchen is an open plan area for dining and a large reception room. With hard wearing vinyl flooring throughout, the room is both warm and practical.





A glass door leads to the conservatory which is a lovely sunny room with views across the countryside. A further glass sliding door leads you to the garden.

Also on this level there is a downstairs WC consisting of white WC and basin.

First Floor

Upstairs, there are two double bedrooms and one large single room. Bedrooms 1 and 3 have stunning views across the fields and, with large windows, the rooms are naturally light. Bedroom 2 is a large double with built in wardrobes with views to the front garden.



The family bathroom is modern and fresh with a white suite consisting of large bath with shower over, WC and basin. Also in this room is a large built-in cupboard providing yet more storage space.

Outside

The front garden is mostly laid to lawn with a path to the front of the property.

The rear garden, accessed from the conservatory, is Southerly facing making it a lovely place to have an evening drink whilst enjoying the views. There is a gate at the end of the garden and the garden is fully enclosed.

There is also a large garage nearby for added convenience and storage.

Services

Services: Mains water and sewerage, Gas Central Heating.

Council Tax band: Band B

Broadband speed up to 80Mbps (Ofcom) and some mobile providers have coverage in the area.

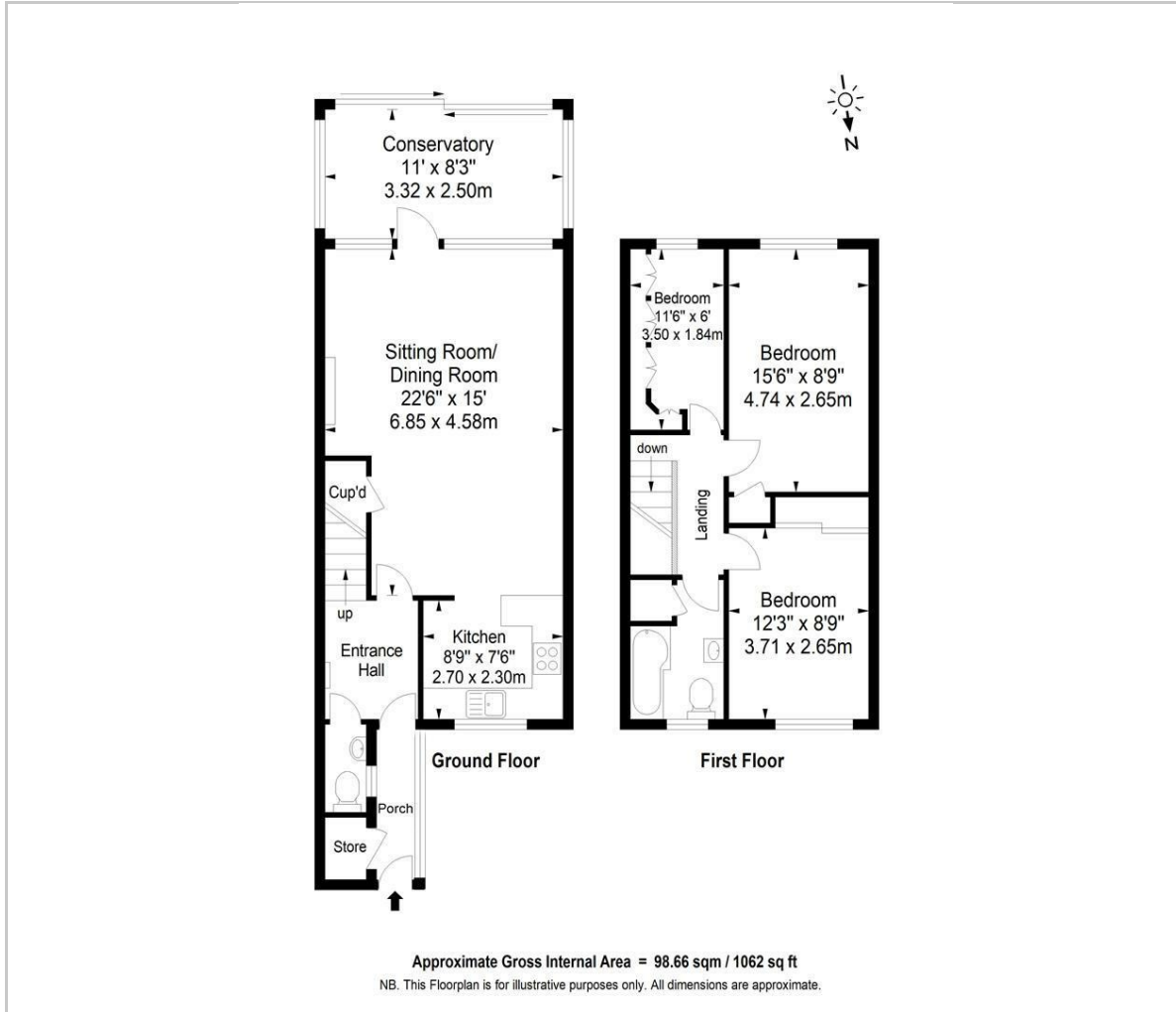
Tenure: Freehold

Standard Construction

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



Floor Plan



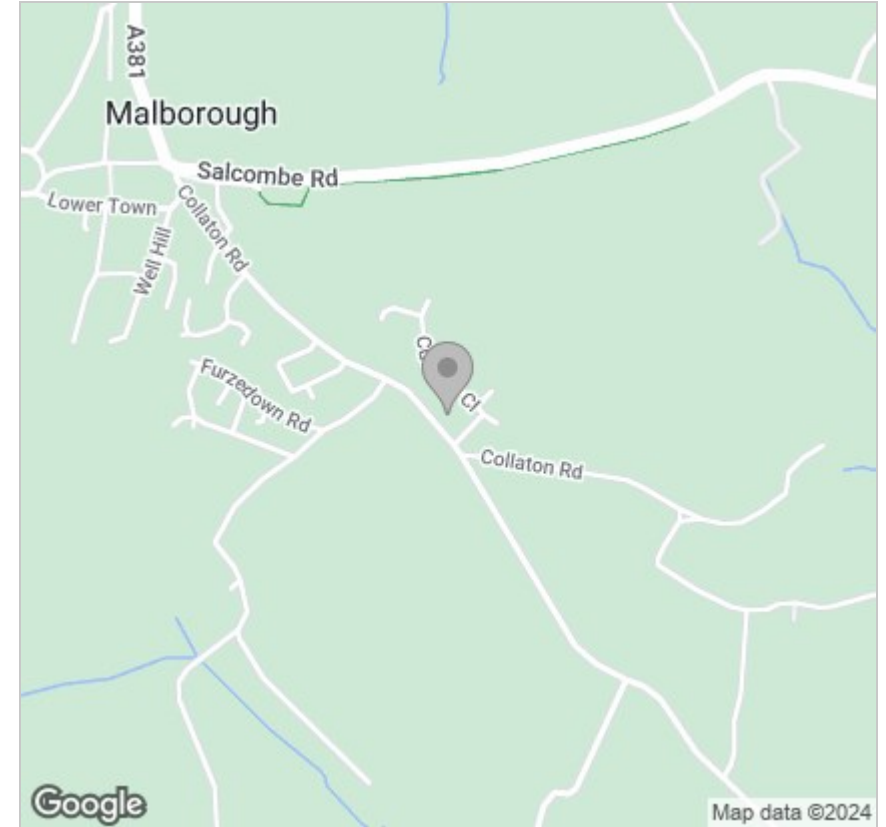
Viewing

Please contact our Kingsbridge Estate Agents Office on 01548856685 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

