

£160,000

FOR SALE



2 Bedroom Bungalow - Malborough

- ❖ Great potential for modernization and added value
- ❖ Bright and spacious living area
- ❖ Option to create open plan living
- ❖ Bathroom with walk-in shower
- ❖ Private enclosed rear garden
- ❖ Garage with electric roller door and power
- ❖ Perfect first time purchase
- ❖ Popular Village location
- ❖ Council Tax Band B



38 Cumber Close, Malborough

Property Summary:

Situated in the popular Cumber Close development, this spacious bungalow offers a fantastic opportunity for modernisation. Featuring a bright living area, two bedrooms, a private rear garden, and a garage, it's perfect for first-time buyers, investors, or those looking to downsize. With scope to reconfigure and add value, this is a property not to be missed! Contact us today to arrange a viewing.

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**

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The Property:

Located in the sought-after Cumber Close development, this two-bedroom bungalow presents a fantastic opportunity for those looking to add their own touch. Requiring internal modernisation, the property offers great potential to create a comfortable home, whether as a first-time purchase, investment, or downsize option.

Stepping inside, a UPVC front door opens into a small entrance porch with a useful storage area, leading through to the main living space. This generous lounge benefits from a large front-facing window, allowing plenty of natural light to fill the room, with ample space for a dining area. Many properties in the area have opened up the kitchen to create an open-plan layout—an idea well worth considering.

The fitted kitchen includes a range of wall and base units, space for an electric cooker, and room for a fridge-freezer. From here, the hallway leads to the other rooms, including the family bathroom, which features a white suite with a large walk-in shower.

The master bedroom is a well-proportioned double, complete with a built-in storage cupboard and a rear aspect window overlooking the garden. The second bedroom is a single room with access to a rear porch, which offers plumbing for a washing machine. A UPVC door from the porch leads directly into the private, enclosed rear garden.

The property also benefits from a garage with a remote-controlled electric roller door, power, and lighting, providing excellent storage or parking options.

To the front, a lawned garden with a pathway to the entrance adds to the property's charm, while a small seating area offers a perfect spot to enjoy the surroundings.

With scope to modernise and enhance, 38 Cumber Close offers a wonderful opportunity to create a bespoke home in a desirable location.

Further Information & Services:

Tenure: Freehold

Services: Mains water and sewerage, mains electric. Electric Heating.

Council Tax band: Band B

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

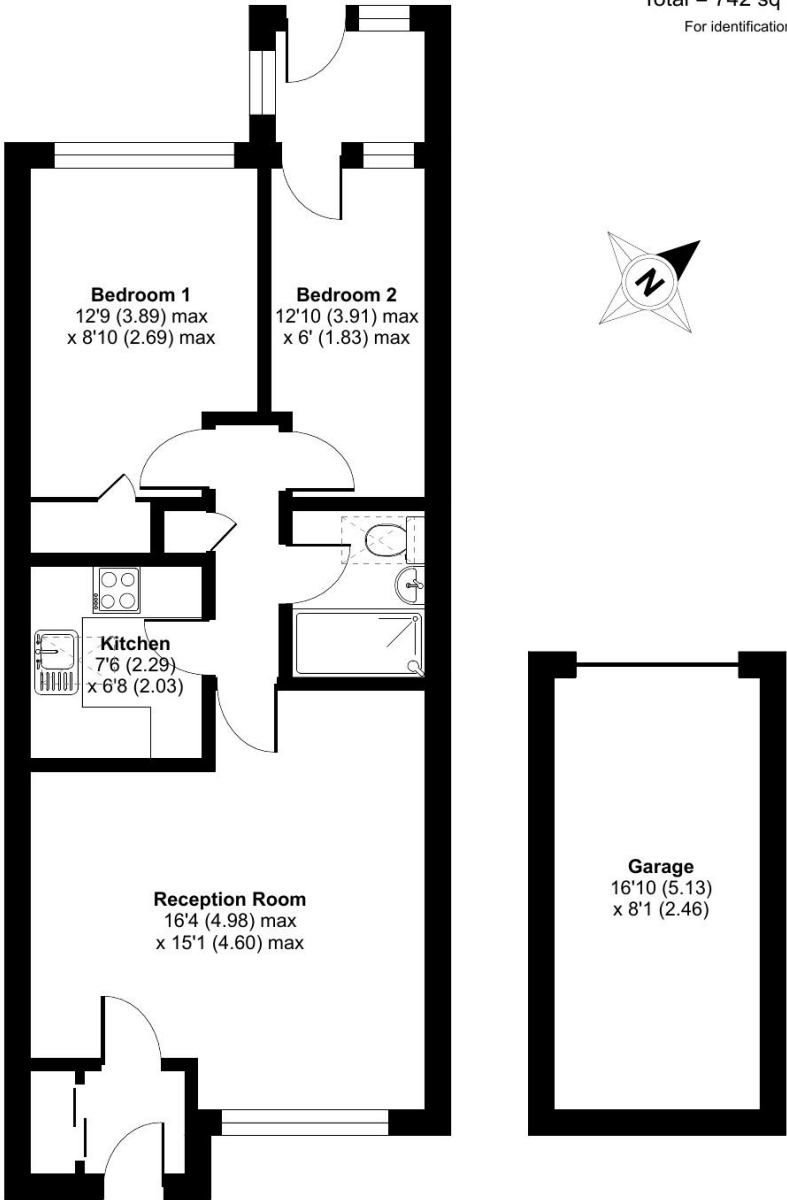
This property is of Standard Construction

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

Cumber Close, Malborough, Kingsbridge, TQ7

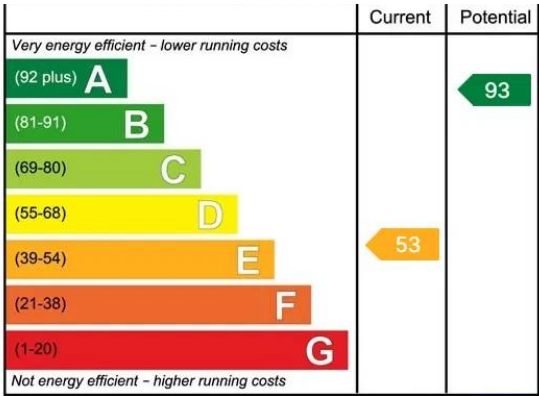


Approximate Area = 608 sq ft / 56.5 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 742 sq ft / 68.9 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsbridge Estate Agents Ltd. REF: 1250257



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