

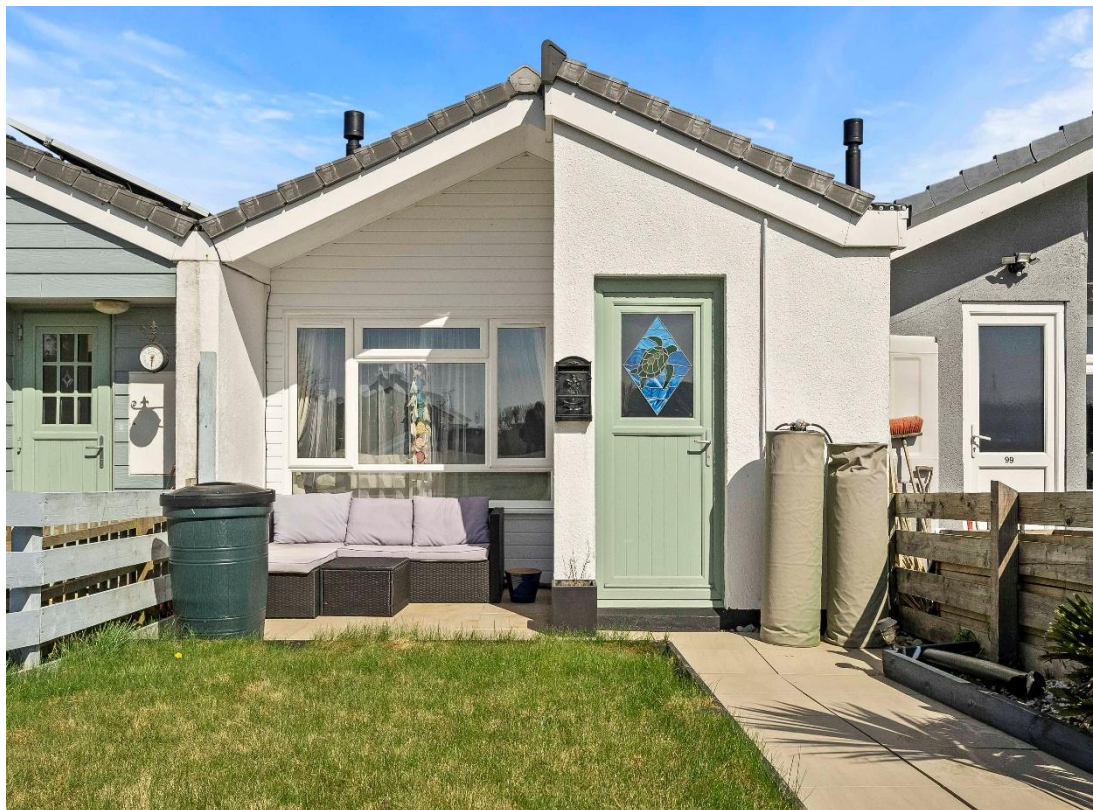
£217,000

FOR SALE



## 2 Bedroom Bungalow - Malborough

- ❖ 2 bedroom terraced bungalow
- ❖ Beautifully presented
- ❖ Open plan living space
- ❖ Modern bathroom
- ❖ Modern kitchen
- ❖ Close to amenities and bus stop
- ❖ Log burning stove
- ❖ Popular Village location
- ❖ Conservatory
- ❖ Council tax band B



## 100 Cumber Close, Malborough



### Property Summary:

Ideally situated between picturesque countryside and the stunning South Devon coastline, this beautifully refurbished two-bedroom home is just minutes from the sought-after towns of Salcombe and Kingsbridge. With a charming conservatory, an enclosed garden, and thoughtfully updated interiors, this is a property not to be missed.

### About the Area:

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.

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**The Property:**

100 Cumber Close is a beautifully presented home having recently been modernised by the current owner.

Step inside to find a welcoming porch, the perfect spot to store coats and shoes after exploring the scenic surroundings. The open-plan living area is the heart of the home, featuring underfloor heating and a cozy log burner, creating a warm and inviting space for both entertaining and relaxing.

The property offers two well-appointed bedrooms and a modern bathroom, with the principal bedroom boasting ample natural light and generous storage.

A highlight of the home is the warm and sunny conservatory—an ideal sanctuary to bask in the sunshine while enjoying views of the tranquil garden.

**Outside:**

The Southerly-facing garden is fully enclosed and has been laid with artificial grass for ease of maintenance and has some flower beds bordering.

Whether you're seeking a permanent residence or a peaceful holiday escape, 100 Cumber Close offers the perfect blend of comfort, character, and South Devon's natural beauty.

**Further Information & Services:**

**Services:** Mains water and sewerage, LPG gas central heating system powering under floor heating.

**Council Tax:** Band B

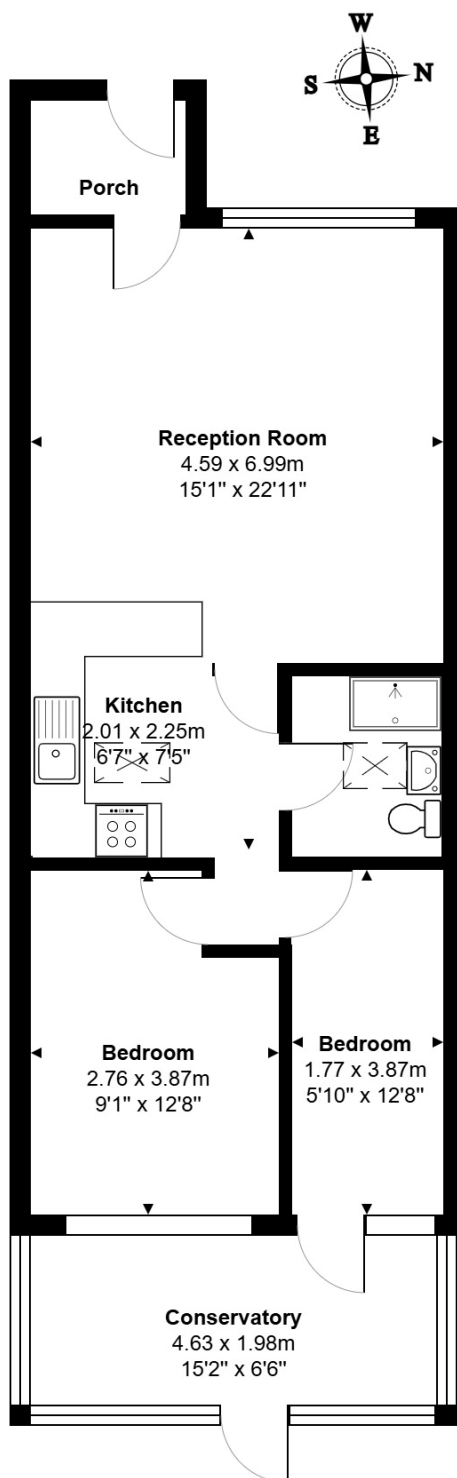
**EPC Rating:** E

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

**Tenure:** Freehold

This property is made of Standard Construction.

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



Total Area: 63.7 m<sup>2</sup> ... 686 ft<sup>2</sup>

All measurements are approximate and for display purposes only

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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