

40 FURZEDOWN ROAD

MALBOROUGH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

40 Furzedown Road | Malborough Devon | TQ7 3EX

Furzedown Road is situated in the prestigious, newly built development known as The View, in a sought after village location close to Salcombe. Number 40 is a semi-detached family home that enjoys delightful countryside views. The property is presented to a high standard throughout, offering spacious, light, and airy accommodation.

The ground floor features an entrance hall leading to a modern, well equipped open-plan kitchen and dining room. The kitchen benefits from integrated appliances, while the dining room is enhanced by patio doors that open onto the rear patio and garden. Additionally, there is a comfortable sitting room, which also enjoys bi-fold doors opening onto the rear garden, as well as a convenient downstairs WC.

Stairs lead to the first floor, which comprises a master bedroom with an en-suite shower room, two further bedrooms, and a family bathroom.

Outside, the property includes a small front garden and a rear garden, mainly laid to lawn with a patio area. There is a large detached carport with space for two vehicles, and to the side of this, an area ideal for a storage shed.

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.

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk
24 Fore Street
Salcombe, TQ8 8ET



Property Details

Services:	Mains electricity, water and drainage. Gas fired central heating.
EPC Rating:	Current: B, Potential: A
Council Tax:	Band D
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- Prestigious development in popular village location
- Light and airy accommodation throughout
- Open plan kitchen/dining room
- Sitting room with bi-fold doors
- 3 Good sized bedrooms
- Beautiful countryside views
- Family bathroom plus en-suite shower room
- Garden and patio area
- Large carport for 2 vehicles
- No onward chain

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

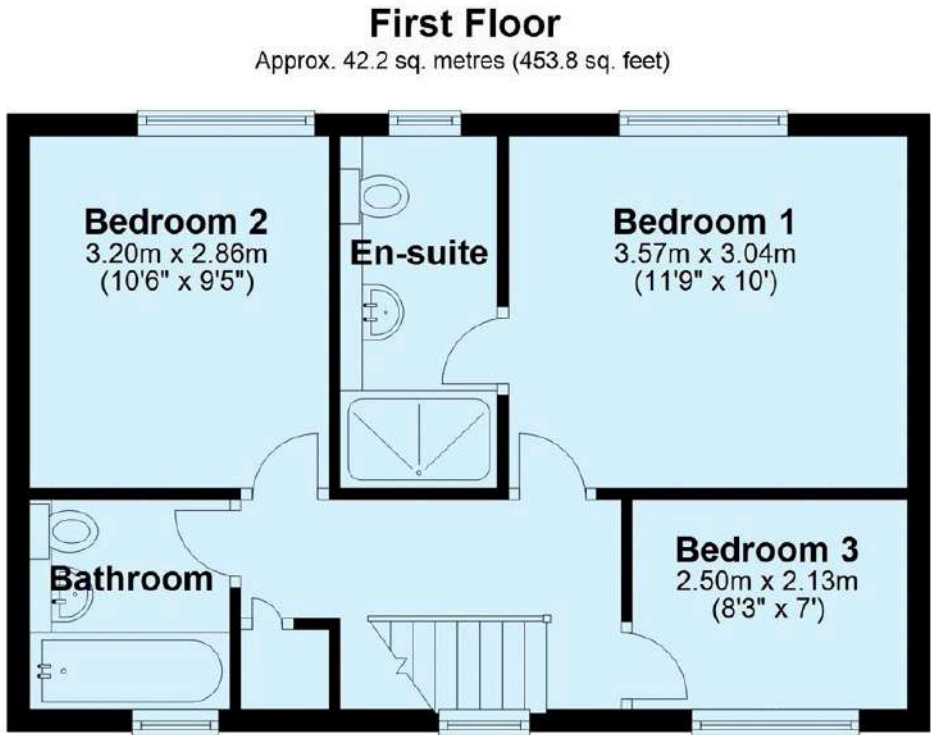
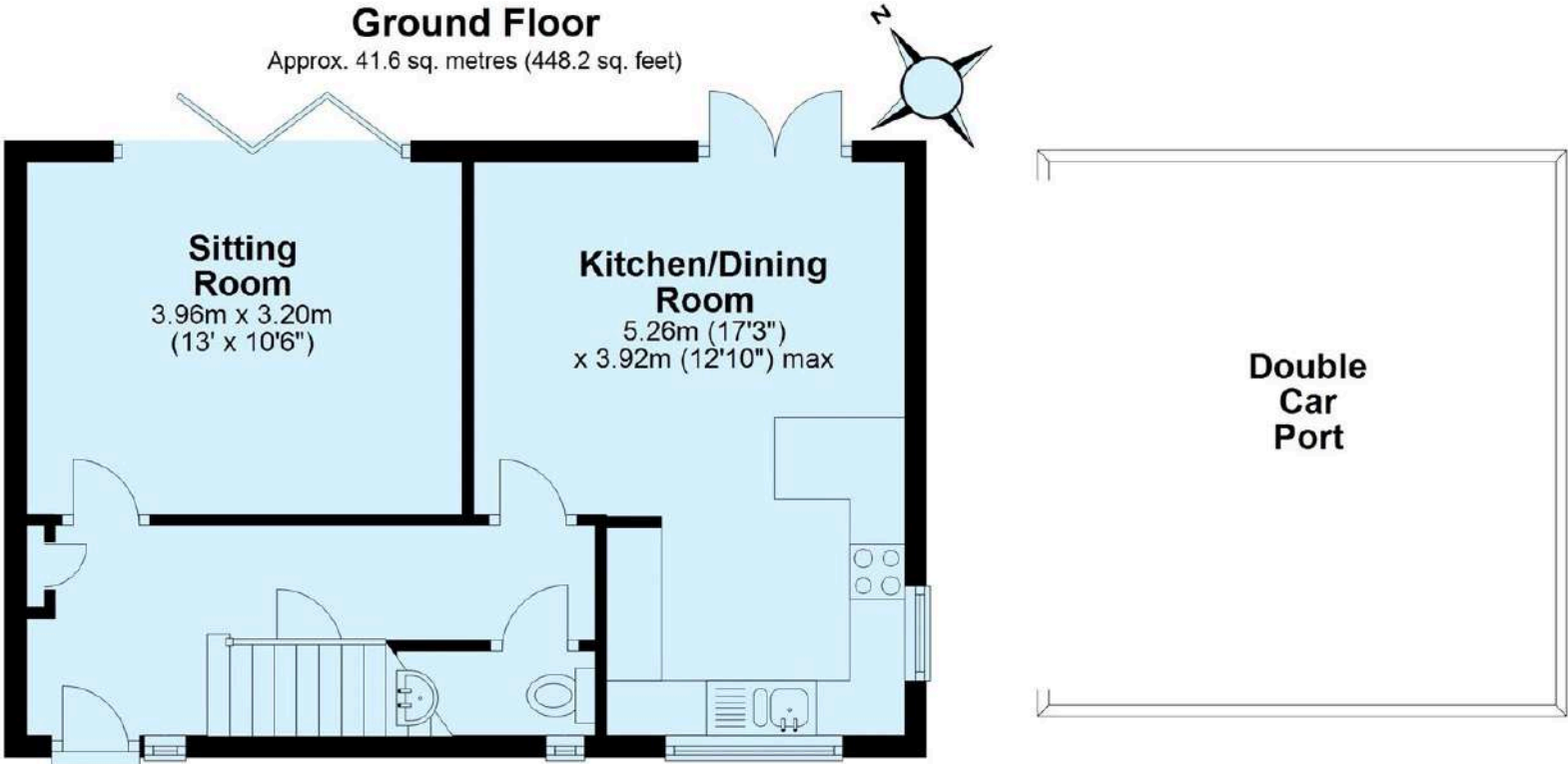
Turn off the Kingsbridge/Salcombe road at Malborough, signposted for Sharpitor, and proceed along Collaton Road until you reach The View development on your right hand side.

Viewing

Very strictly by appointment only through Marchand Petit (Salcombe Office) Tel: 01548 844473



Floor Plans



Total area: approx. 83.8 sq. metres (902.0 sq. feet)



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.