

116 CUMBER CLOSE

MALBOROUGH



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

116 Cumber Close | Malborough
Devon | TQ7 3DG

A terraced bungalow in a popular residential area, close to village amenities. It features an allocated garage, front and rear gardens, and is located in a sought after location near Salcombe.

116 Cumber Close benefits from two bedrooms, a family bathroom, and a light and airy living room with access to the rear gardens via a conservatory. This bungalow offers plenty of potential and would be a perfect opportunity for first time buyers or as a buy to let investment.

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 town 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.
EPC Rating:	Current: E, Potential: C
Council Tax:	Band B
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- 2 Bedrooms
- Front and rear gardens
- Allocated garage
- Sought after location
- Short level walk to village amenities
- Ideal for first time buyers or buy to let investment

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

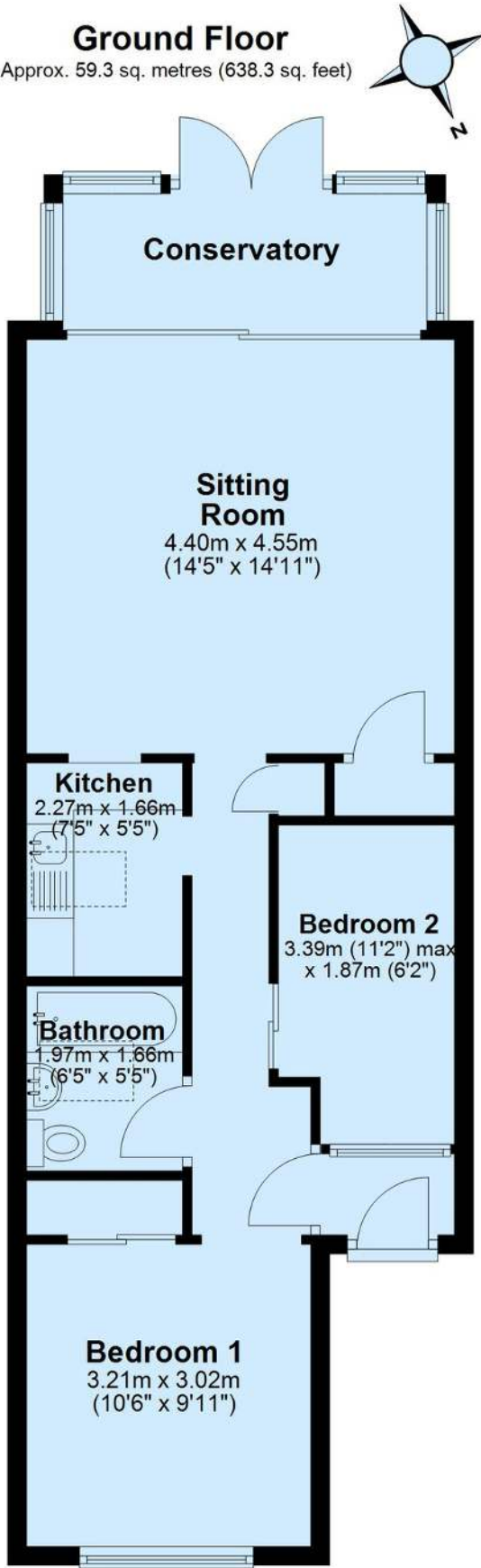
In the centre of Malborough turn off the Kingsbridge/Salcombe road, signposted Sharpitor. Follow Collaton road for approximately 400 yards and then turn left into Cumber Close. Follow this road as it bears round to the left. 116 Cumber Close will be found on the left-hand side at the end.

Viewing

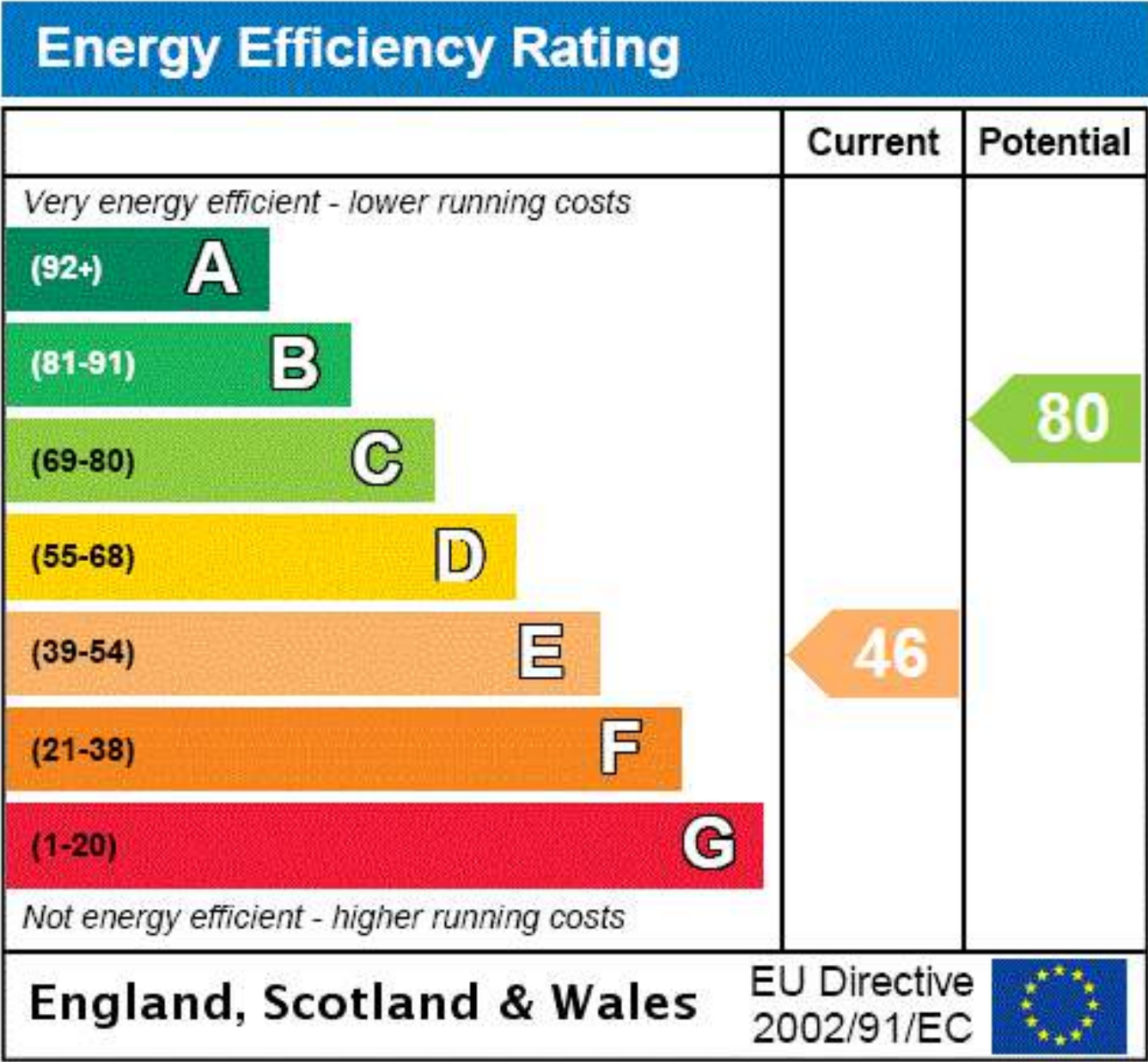
Very strictly by appointment only through Marchand Petit (Salcombe Office) Tel: 01548 844473



Floor Plans



Total area: approx. 59.3 sq. metres (638.3 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.