

# 1 PORTLEMORE GARDENS

## MALBOROUGH





## 1 Portlemore Gardens | Malborough Devon | TQ7 3SY

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Located in the picturesque village of Malborough, this delightful detached bungalow offers the perfect blend of comfort, space, and scenic beauty — an ideal home for families looking to enjoy life in the heart of the South Hams.

Set on a generous corner plot, the property features three well-proportioned bedrooms, a bright and modern kitchen with views over rolling fields, and a spacious living area that opens onto a beautifully maintained rear garden. The garden provides a safe and serene space for children to play and for family gatherings, all while soaking in the far-reaching views of the surrounding countryside.

The property is tastefully decorated throughout, with a practical layout that suits everyday family life. Step inside through the front porch into a bright and welcoming entrance hall, setting the tone for the warm and practical layout of this lovely family home. From here, you have easy access to all main living areas, including three well-proportioned bedrooms, a family bathroom, the kitchen, and a spacious sitting/dining room.

The accommodation includes two comfortable double bedrooms, one of which benefits from an en-suite shower room, and a further single bedroom — ideal as a child's room, guest space, or home office. The master bedroom enjoys direct access to the conservatory, where you can relax and take in the peaceful countryside views, with doors opening out onto the garden.

The generous sitting/dining room is flooded with natural light thanks to its double-aspect windows and features patio doors that lead straight out to the rear garden — perfect for family life and summer entertaining.

The modern kitchen is fitted with stylish cream shaker-style units, quality appliances, and a picture window offering far-reaching views over the surrounding fields.

The front of the property offers ample off-road parking, an attached garage, and a charming entrance porch that leads into the heart of the home.

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# Property Details

Services:	Mains Electricity, Water and Gas. Gas Central Heating. Private Drainage.
EPC Rating:	Current: D, Potential: C
Council Tax:	Band D
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

## Key Features

- Detached bungalow
- Popular village location
- 3 Double bedrooms
- Enclosed South facing rear garden
- Panoramic countryside views
- Garage and parking
- 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

At the centre of Malborough turn off the main road into Collaton Road. Take the second turning right into Jubilee Road. Follow this road to the end of the cul-de-sac where Portlemore Gardens, a private road, will be seen leading off to the right.

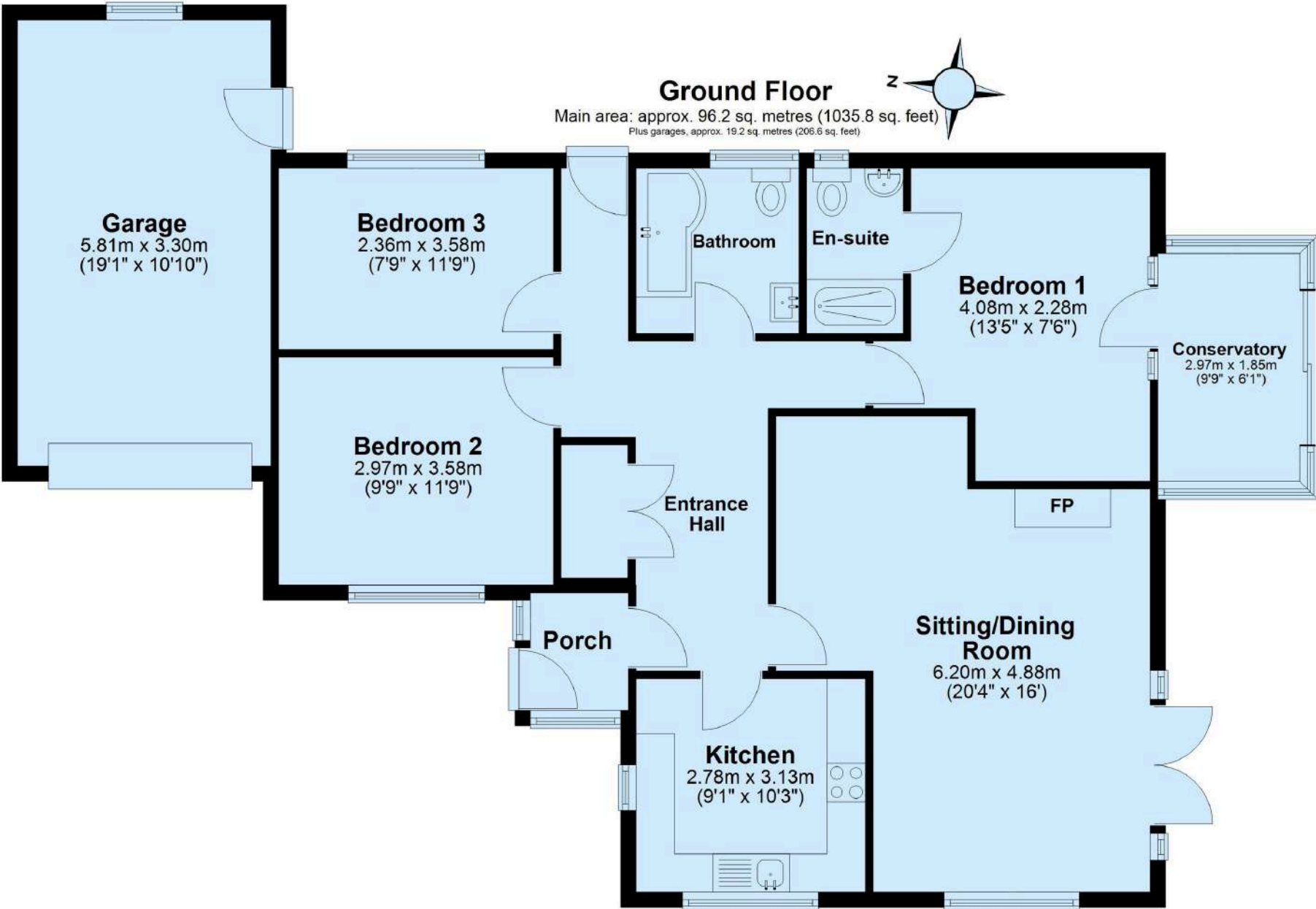
## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.





# Floor Plans



Main area: Approx. 96.2 sq. metres (1035.8 sq. feet)  
Plus garages, approx. 19.2 sq. metres (206.6 sq. feet)

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