

70 CUMBER CLOSE

MALBOROUGH



70 Cumber Close | Malborough Devon | TQ7 3DF

A beautifully presented terraced bungalow located in a desirable residential area, just a short walk from the village amenities and within easy reach of Salcombe. The property benefits from an allocated garage, attractive front and rear gardens, and a peaceful setting on the edge of Malborough.

70 Cumber Close is arranged entirely on one level and offers bright, well-proportioned living spaces throughout. The sunny south-west-facing living room creates a warm and welcoming atmosphere, while the separate, well-appointed kitchen provides practical space for everyday living.

Both bedrooms are generously sized and open directly onto a raised decking area that overlooks the charming rear garden — an ideal place to relax and enjoy the far-reaching countryside views towards Salcombe. A modern shower room serves both bedrooms.

Additional features include a single garage, offering useful storage or secure parking.

This well-maintained home presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a buy-to-let property in a sought-after South Hams location.

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. Electric heating.
EPC Rating:	Current: D, Potential: B
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
- Modern kitchen, open plan living
- On street parking nearby
- Garage
- Short level walk to village amenities
- Beautiful front and rear gardens
- 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

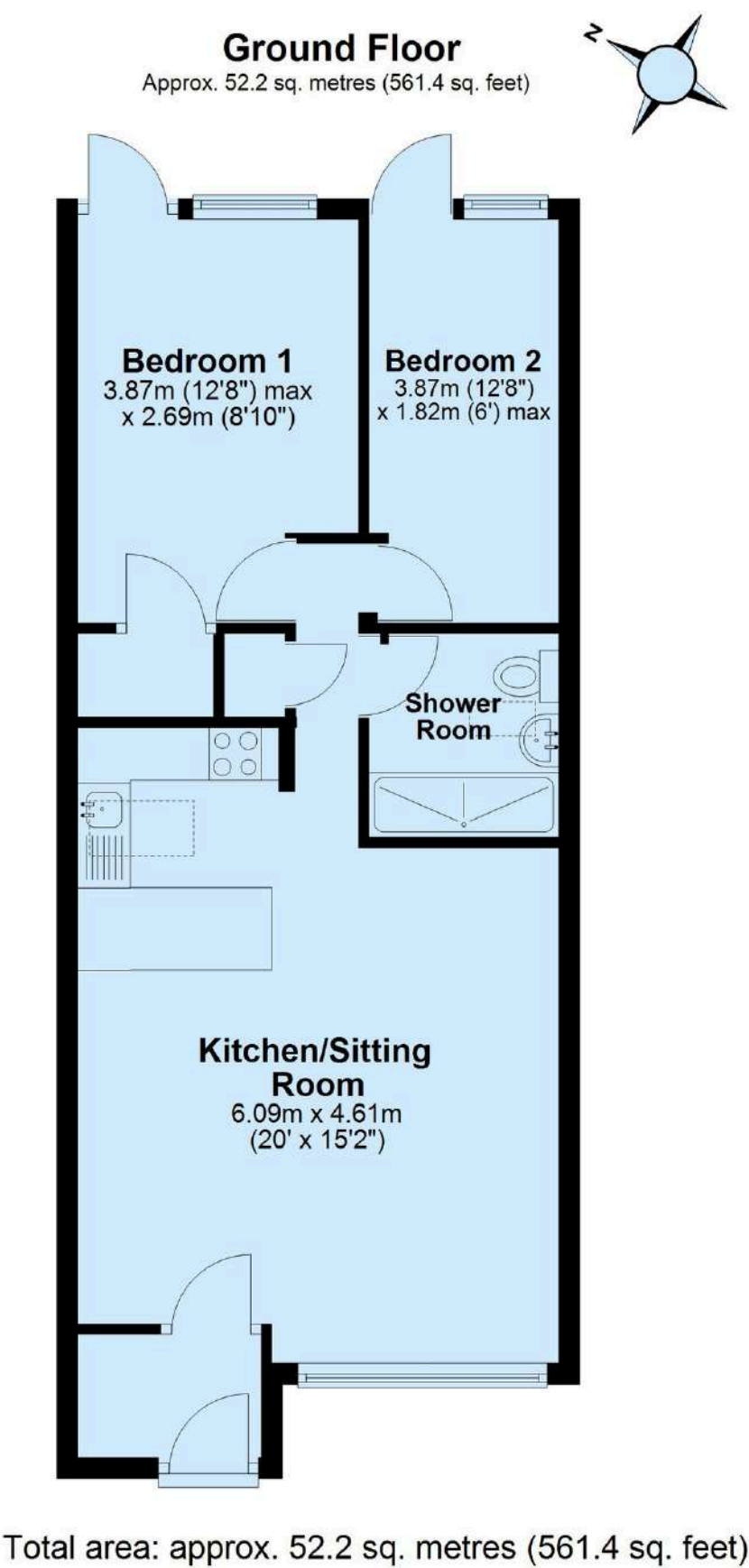
From Salcombe, take the A381 towards Kingsbridge, and in the village of Marlborough, turn left opposite the petrol station into Collaton Road. Cumber Close will be on the left-hand side just as you drive out of the village. Drive up to the junction and bear left. No. 70 will be on the right-hand side, on the other side of the green area.

Viewing

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



Floor Plans



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.