

48 CUMBER CLOSE

MALBOROUGH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

48 Cumber Close | Malborough Devon | TQ7 3DE

Beautifully presented and recently renovated, this charming terraced bungalow is set in a sought-after residential area, just a short stroll from village amenities and within easy reach of Salcombe. Tucked away in a peaceful spot on the edge of Malborough, the property features attractive front and rear gardens and benefits from granted planning permission for a front extension.

48 Cumber Close is a stylish and light-filled bungalow that makes excellent use of its space. Upon entering via the porch, you'll find a generously sized and well-lit bedroom featuring a large picture window overlooking the front garden. The hallway leads to a contemporary kitchen/breakfast room, thoughtfully designed with a breakfast bar to maximise space and functionality. The kitchen is fully fitted and includes integrated appliances such as a dishwasher, fridge, and washing machine. This space flows seamlessly into a bright and welcoming living and dining area, which offers direct access to the private rear garden. A sleek, modern bathroom is also accessed from the main living area.

The front and rear gardens are beautifully maintained, well-defined, and bordered for privacy - ideal spaces for outdoor entertaining and al fresco dining. Predominantly laid with patio, they offer low -maintenance enjoyment throughout the seasons.

This immaculately kept home represents an excellent opportunity for first-time buyers, downsizers, or investors looking for a buy-to-let in a highly desirable South Hams location.

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

Key Features

- Planning permission for front extension
- Attractive front and rear gardens
- Recently renovated to a high standard
- Fully fitted kitchen with integrated appliances
- Short level walk to village amenities
- Ideal for first time buyers, downsizers, or buy to let investment

Fixtures & Fittings

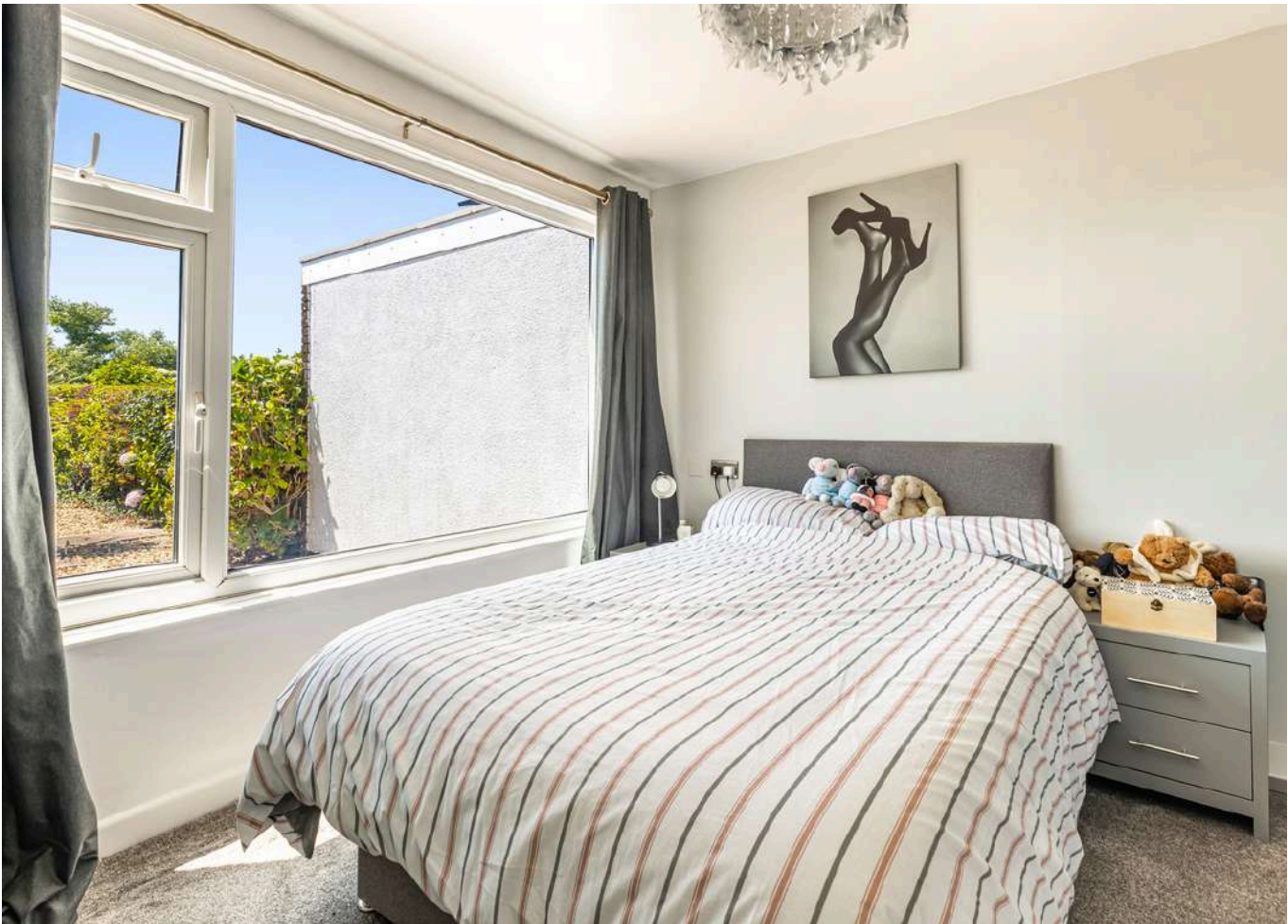
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

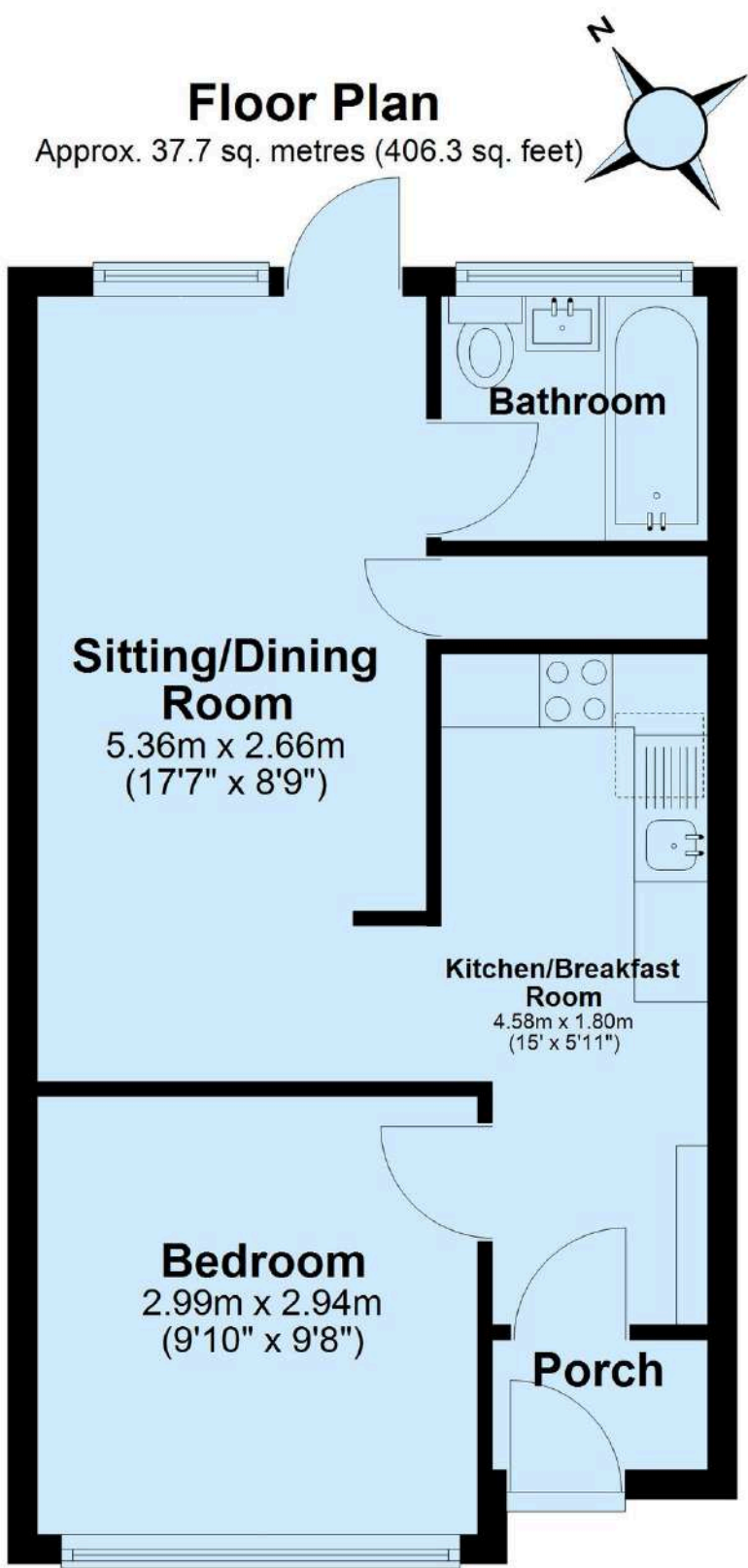
In the centre of Malborough turn off the Kingsbridge/Salcombe road, signposted Sharpitor. Follow Collaton road for about 400 yards and then turn left into Cumber Close. Follow the road round to the left. 48 Cumber Close will be found on your right hand side, just after the first block of garages.

Viewing

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



Floor Plans



otal area: approx. 37.7 sq. metres (406.3 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.

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