

25 FURZEDOWN ROAD
MALBOROUGH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

25 FURZEDOWN ROAD

Furzedown Road is situated in the prestigious, newly built development known as The View, in a sought-after village location close to Salcombe. Number 25 is a stunning detached family home offering spacious, light, and airy accommodation presented to a high standard throughout.

This beautiful home is entered via an entrance hall leading to a warm and inviting kitchen and dining area. The well-appointed kitchen provides ample space and is ideal for entertaining. Beyond the kitchen, there is a convenient WC and a utility/games room, which has been created from the integral garage but could easily be converted back into a garage by removing the dividing screen.

Split-level living is a wonderful feature of this property, where a short flight of steps from the kitchen leads down to the welcoming sitting room and sun room. Bi-fold doors open onto the south-facing sun terrace and garden, creating the perfect space for relaxing or entertaining outdoors.

The first-floor landing offers a double bedroom and the family bathroom. From here, a short flight of stairs leads up to the remaining bedrooms, continuing the split-level layout. Here, you'll find three generous double bedrooms, including the master bedroom, which benefits from a modern en-suite shower room and a useful dressing room.

Outside, the property enjoys a south-facing garden, mainly laid to lawn, with patio and covered decked areas. To the front, a level tarmacadam driveway provides parking and access to the garage/store, with additional side parking available.

For those seeking a quiet village lifestyle, this property offers the perfect mix of rural and coastal living, with local walks to Salcombe town, North Sands Beach, and the stunning coastal Soar Mill Cove Hotel, which provides fitness and spa facilities.

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.



PROPERTY DETAILS

Property Address

25 Furzedown Road, Malborough, Devon, TQ7 3EX

Mileages

Salcombe 2.5 miles, Kingsbridge 3.5 miles, Totnes 16 miles (distances are approximate)

Services

Mains electricity, gas, water, and drainage. Gas central heating.

EPC Rating

Current: B, Potential: A

Council Tax Band

E

Tenure

Freehold

Authority

South Hams District Council

Key Features

- No onward chain
- Prestigious development in popular village location
- Spacious, light, and airy accommodation
- Split level living areas
- Sun room with bi-fold doors opening out to the garden
- 4 Double bedrooms
- Family bathroom plus en-suite shower room
- South facing rear garden
- Ample off road parking

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

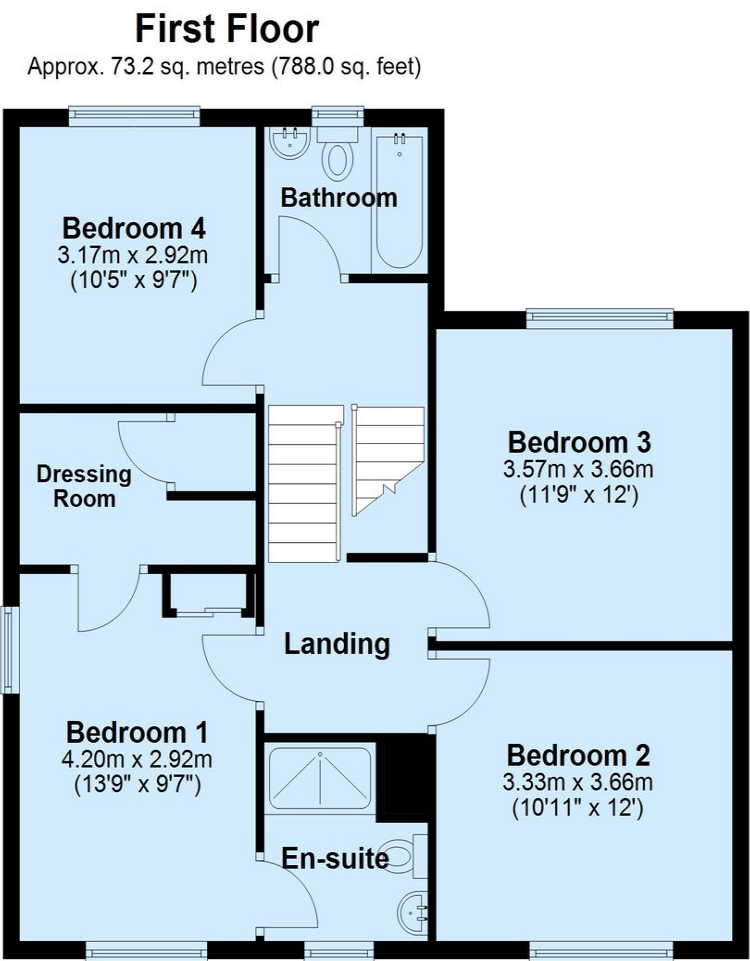
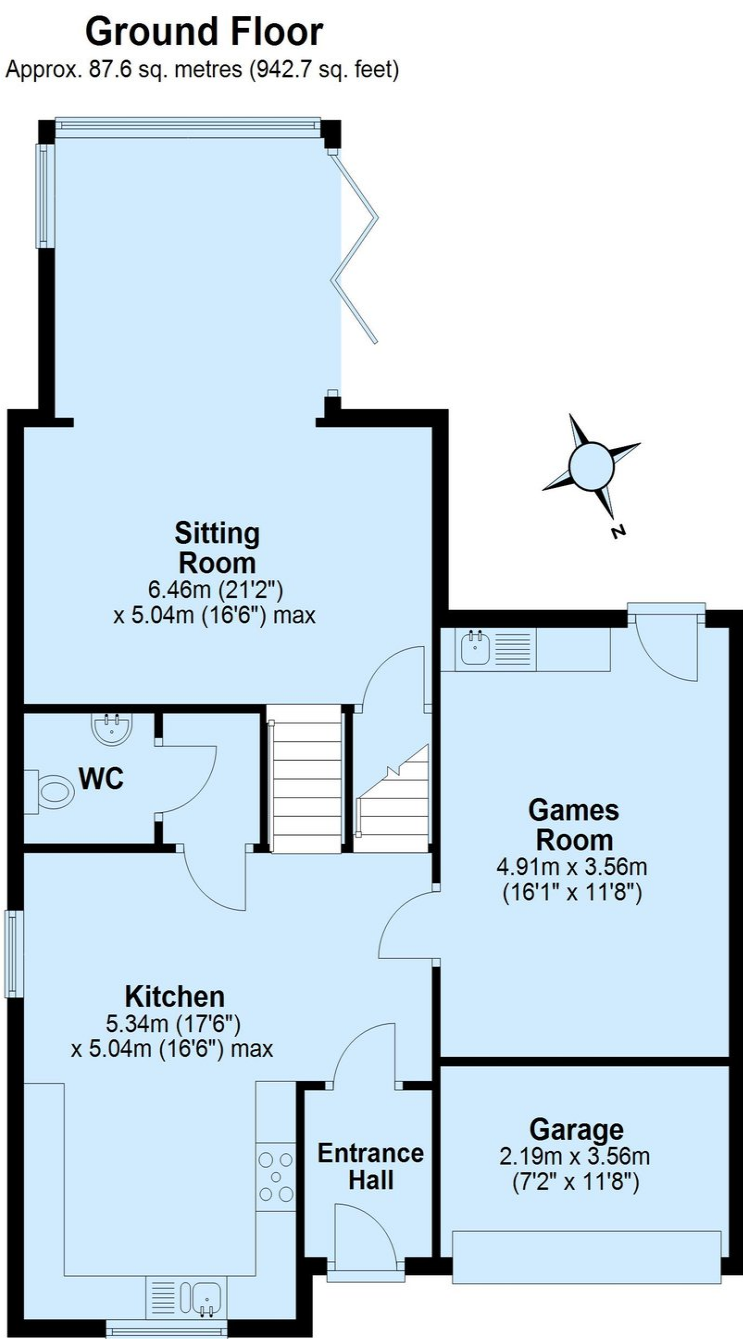
Turn off the Kingsbridge/Salcombe road at Malborough, signposted for Sharpitor, and proceed along Collaton Road until you reach The View development on your right hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Salcombe. Tel: 01548 844473



FLOOR PLAN



Total area: approx. 160.8 sq. metres (1730.7 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.