

1 Dairy Court, Lower Town, Malborough, Kingsbridge



Ref: S42979

Salcombe 2.5 miles, Kingsbridge 3.5 miles, Totnes 16 miles

Superbly presented and finished spacious 4 bedroom apartment with a wonderful balcony with stunning elevated countryside views and with a glimpse of the sea.

Price £395,000

1 Dairy Court, Lower Town, Malborough, Kingsbridge

SITUATION AND DESCRIPTION

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 provides a comprehensive range of shops and other facilities.

This purpose built first floor apartment is well located in a pretty part of the village but with the principal rooms facing south and enjoying fabulous panoramic views across fields and countryside with the sea in the distance. The accommodation, with its two generous reception rooms, large kitchen and four double bedrooms also has the benefit of very pleasant private outside space in the form of a balcony/roof terrace from which the views are also delightful.

ACCOMMODATION

Hall, Breakfast Area, Kitchen, Dining Room, Sitting Room, 4 Double Bedrooms, 3 Shower Rooms, 2 Parking Spaces, Shared Landscaped Gardens, Large Roof Terrace/Balcony

Steps up to the first floor:-

Part-glazed solid timber door opens into:-

LOWER HALL

Double glazed window and 5 stairs up to the:-

HALL

High level window. Wall uplighters. Loft hatch. Double doors open to cloaks cupboard with hanging rail and storage shelf. Built-in airing cupboard with hot water cylinder and slatted shelf.

INNER HALL

uPVC double glazed windows to side easterly aspect with views out over Malborough and surrounding countryside. Study area to one side. 2 steps down to:-

KITCHEN

Lovely spacious and beautifully presented with a comprehensive range of floor units, drawers and wall units. One-and-a-half bowl stainless steel sink, drainer and mixer taps. Work surface with wooden trim. Integrated AEG electric double oven with AEG gas hob and extractor hood and light above. Ceramic tiled surround around the hob. Tiled splashback. Integrated AEG Electrolux dishwasher. Integrated AEG fridge/freezer. Space for washing machine and tumble dryer. Attractive open archway to:-

DINING ROOM

A lovely bright and well proportioned room having almost full height uPVC double glazed windows to southerly and westerly aspects with double French doors opening out to a superb balcony. Lovely views across to Malborough, Malborough church and surrounding countryside.

SITTING ROOM

A beautifully proportioned room, bright and airy with large south facing uPVC double glazed picture window affording superb panoramic views of the surrounding countryside with a glimpse of the sea. One further high level window to the easterly aspect. Feature brick built fireplace fitted with a coal effect gas fire with canopy above.

BEDROOM 1

Beautifully proportioned double bedroom with uPVC double glazed window to westerly aspect. uPVC double glazed French door opening to the balcony. Built-in wardrobes with hanging rail and storage shelving. Wall uplighters. Door through to:-

EN-SUITE SHOWER ROOM

Fully tiled built-in double shower cubicle fitted with a Mira Excel thermostatically controlled shower. Pedestal wash hand basin with mixer taps. Wall mounted mirror. Striplight and shaver socket. WC. Partly tiled walls. Electric extractor fan.

BEDROOM 2

A double bedroom with west facing uPVC double glazed window. Door to:-

EN-SUITE SHOWER ROOM

Fully tiled corner shower cubicle fitted with Mira Excel thermostatically controlled shower. Pedestal wash hand basin with mixer taps. Wall mounted mirror. Striplight/shaver socket. WC. Electric extractor fan. Part tiled walls.

BEDROOM 3

uPVC double glazed window to front aspect.

BEDROOM 4

uPVC double glazed window to front aspect.

FAMILY SHOWER ROOM

Built-in double corner shower cubicle fitted with Mira Excel thermostatically controlled shower. Pedestal wash hand basin with mixer taps. WC. Part tiled walls. Striplight/shaver socket. Electric extractor fan. High level uPVC double glazed window.

BALCONY/ROOF TERRACE

South and west facing providing superb panoramic views across the village to open countryside and with a glimpse of the sea. Galvanised railings and low wall providing extra privacy and shelter.

BOILER ROOM

On the ground floor there is a boiler room. Timber door. Ultra 2 gas-fired boiler heating the hot water and central heating.

PARKING

2 allocated parking spaces. plus visitor parking.

COMMUNAL LAUNDRY ROOM

Glazed timber door. Range of floor base units and wall units. Stainless steel sink and drainer. Roll edge work surface. Space and plumbing for washing machine. Space for tumble dryer.

COMMUNAL GARDENS

Beautifully planted and presented communal gardens around the parking area with outside courtesy lighting.

STORE ROOM

3.02m (9'11") x 2.67m (8'9")
Electric light.

SERVICES

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

COUNCIL TAX

The property is in Council Tax band E. The amount payable for 2008/2009 is £1,740.06.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234.

POST CODE

TQ7 3SE.

FIXTURES AND 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.

TENURE

Leasehold for a term of 999 years at a nominal ground rent and with a share in the freehold through a Management Company.

VIEWING

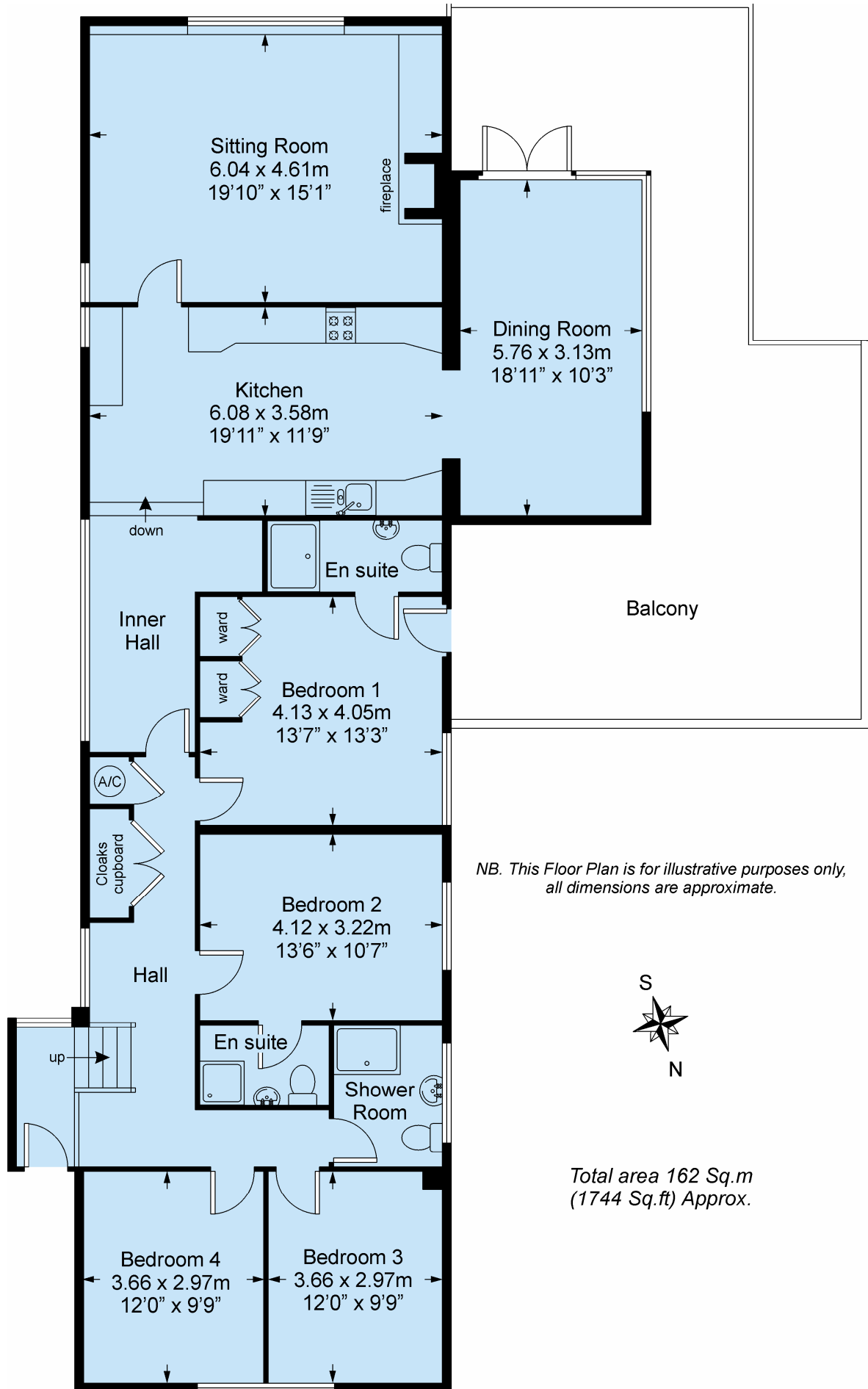
Strictly by appointment with the agents, Marchand Petit. Telephone 01548 844473.

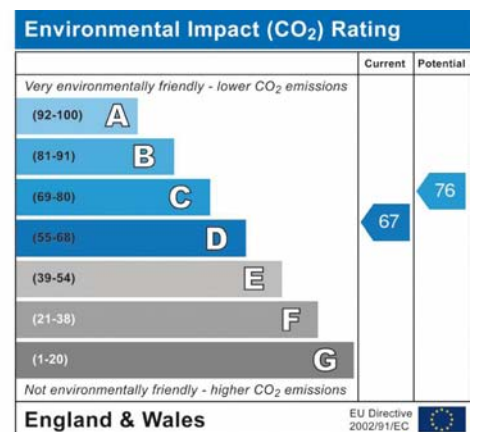
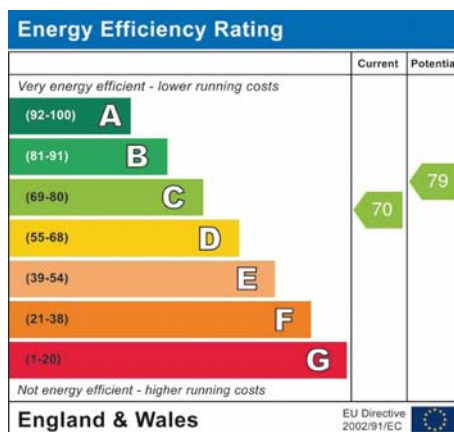
DIRECTIONS

From Kingsbridge take the A381 Salcombe road. On reaching the village of Malborough turn off the main road by going straight ahead at the crossroads into Collaton Road. Immediately turn right and then bear right again which is Lower Town. Follow this village road for about 150 yards and the entrance to Dairy Court will be found on the left hand side.

DECLARATION

Please note that the vendor of this property is a member of staff of Marchand Petit and is therefore a 'connected person' as defined in Section 21 of the Estate Agents Act.





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