



56, Furzedown Road



# 56, Furzedown Road

Malborough, Kingsbridge, TQ7 3EX

Salcombe 2 miles. Kingsbridge 4 miles. Totnes 17 miles.

A superbly finished, detached property located within a prestigious development, in Malborough close to Salcombe. Spacious and flexible accommodation including four double bedrooms, two reception rooms and a fabulous kitchen diner. Garage and driveway parking.

- Luxury Detached Modern Home
- Fabulous Kitchen Dining Room
- Four Double Bedrooms
- Garage And Parking
- Freehold
- Highly Desired Location
- Sitting Room and Snug/Study
- Master With En-Suite And Family Bathroom
- Village And Countryside Views
- Council Tax Band F

Guide Price £625,000

## SITUATION

Malborough is a picturesque village located in the South Hams on the A381 between the market town of Kingsbridge and the harbour town of Salcombe. Surrounded by rolling countryside with stunning walks. The village has a popular primary school, a useful small co-op supermarket and a petrol station, a church, two pubs and a large village hall, football and cricket pitches, tennis courts, outdoor exercise equipment and children's play area. There is a regular bus route to Kingsbridge and Salcombe and an easily accessible foot and cycle path to Salcombe. It is within 2 miles of 6 sandy beaches connected by the beautiful South West Coast path, the popular destination of Salcombe and picturesque fishing village of Hope Cove.

## DESCRIPTION

A fabulous four bedroom detached property situated within the prestigious development, The View, within the popular village of Malborough, close to Salcombe.



## ACCOMMODATION

The property has been superbly finished and has spacious, beautifully light accommodation with a positive flow that provides great flexibility. The accommodation comprises of a superb kitchen dining room, with bi-fold doors to the garden, double doors to the sitting room and a well finished and fitted kitchen with a good range of wall and base units and a most useful utility room with space for washing machine and tumble dryer. There is a wonderful sitting room, with feature fireplace housing a gas fire, box bay window to the front. In addition there is a delightful snug/study/bed 5 with window to the front. Cloakroom/WC.

On the first floor there is a spacious landing leading to a generous master bedroom, enjoying fine views over the surrounding countryside, and benefiting from a splendid en-suite shower room. There are two further double bedrooms both with an array of built in wardrobe space, one of which looks out to the nearby fields, a single bedroom/study and a Jack and Jill bathroom. Airing cupboard with storage space.

## OUTSIDE

Outside there is ample driveway parking leading to the attached single garage, with pedestrian side door to the garden. The garden has been thoughtfully landscaped with a pleasing feature stone wall to the rear with inset water feature, patio areas and lawn.

## SERVICES

Mains water, drainage, electric, gas with gas fired central heating. Ultrafast broadband is available at this location. Mobile is available from EE, Three, O2 and Vodafone at this location. (OfCom)

## TENURE

Freehold.

A yearly service charge of £190.26 which is charged half yearly for the communal areas.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

## DIRECTIONS

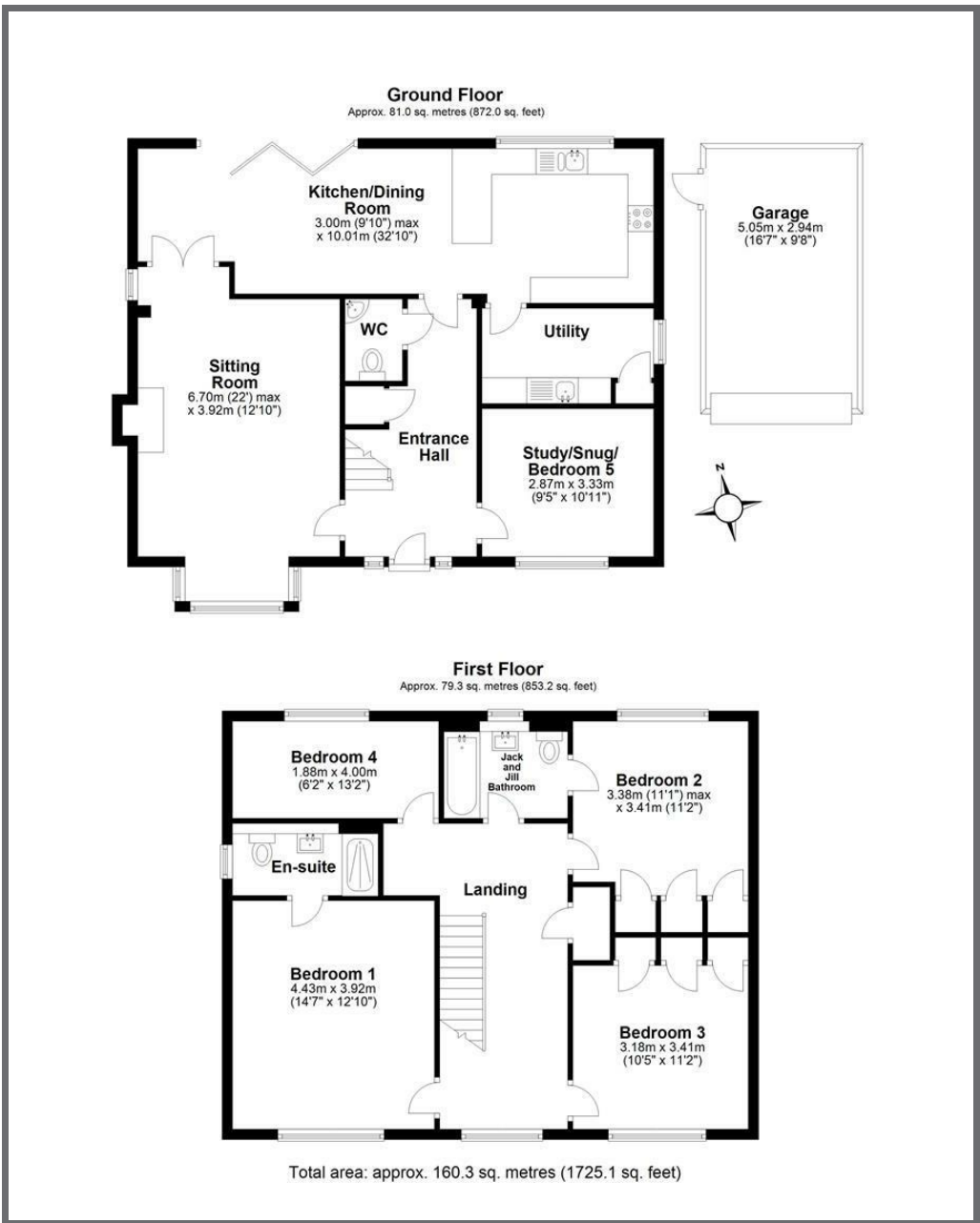
From Kingsbridge follow the A381 out through West Alvington until you reach Malborough. Turn right onto Collaton Road and then take the right hand turn with the no through road sign. Take the first right onto Furzedown Road where 56 can be found at the end of the road on the right hand side.

## VIEWINGS ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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