







Daisy Cottage

Luckhams Lane , Malborough TQ7 3RY

Daisy Cottage is a superb bungalow, presented immaculately with great flair and style. The bungalow has recently been renovated and extended creating family sized accommodation with an abundance of natural light flowing throughout the property.

With parking for several large vehicles, a driveway leads you up to the property which sits slightly elevated away from the road. As you enter the property, you will find a spacious hallway which can also be a useful study area, the current vendors have thoughtfully made built in cupboards hiding away raincoats and lifejackets. Further to this, there are three good sized double bedrooms together with a family bathroom. The kitchen, dining and living room are open plan boasting modern living having a new kitchen with integrated appliances and sliding doors into the rear garden.

There is plenty of outside space for entertainment or basking in the sun. The bungalow sits in a good plot with a private rear garden, patio and decked area which catches the evening sun. The garden room is a great asset to the bungalow, this lies at the end of the garden which could be used for a variety of different purposes benefiting from power, light and a useful storage cupboard.

The centre of the village is only a short walk away, with good infrastructure including two pubs, a church, village hall, post office, petrol station and a primary school. There are also two tennis courts and a children's playground in the village. Nearby Salcombe has a pretty Estuary, offering sandy beaches and sheltered waters for a wide range of water sports. There are plentiful opportunities for shopping and eating out.

NOTE: there is planning permission for a 4th bedroom with en-suite at first floor level. 1882/22/HHO

- **Detached bungalow**
- **Sought after village**
- **Tucked away**
- **Newly renovated**
- **3 double bedrooms**
- **Open plan living**
- **Modern throughout**
- **Good size plot**
- **Sunny rear garden**
- **Close to amenities**

A beautifully presented and newly renovated detached bungalow, tucked away from the centre of the village surrounded by an Area of Outstanding Natural Beauty

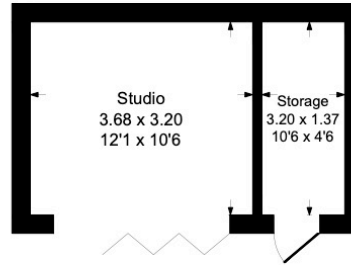
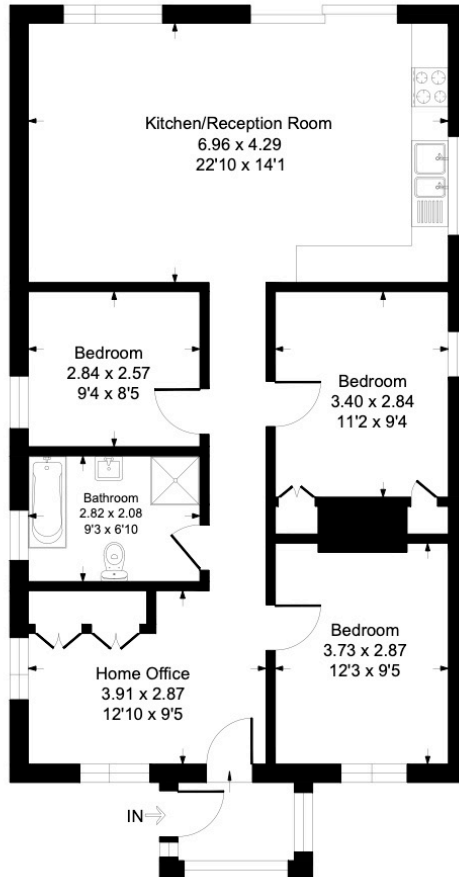


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Daisy Cottage, Luckhams Lane, Malborough, TQ7 3RY

Approximate Gross Internal Floor Area = 88.4 sq m / 952 sq ft
 Outbuilding Area = 16.6 sq m / 179 sq ft
 Total Area = 105.0 sq m / 1131 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains electric, water, drainage. Gas fired central heating

COUNCIL TAX

The property is in Council Tax Band C

TENURE

Freehold

LOCAL AUTHORITY

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

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 845090

DIRECTIONS

On entering Malborough from Kingsbridge on the A379 take the second turning on the right into Luckhams Lane. Continue along this road and Daisy Cottage will be found on the left hand side opposite the public parking spaces.

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

Energy performance certificate (EPC)			
Daisy Cottage Luckhams Lane Malborough TQ7 3RY	A	Valid until 13 March 2034	Certificate number 5122-688-4371-0034-7047
Property type	Detached bungalow		
Total floor area	88 square metres		
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/government/guidance/energy-ratings-and-exemptions			
Energy rating and score		The graph shows this property's current and potential energy rating.	