







2 Moorview

Luckhams Lane, Malborough, TQ7 3RY

2 Moorview is a well-proportioned family home situated on a quiet residential road within the popular village of Malborough. This well cared for house offers a spacious living room with large picture window looking out over the pretty front garden. To the rear a well-equipped kitchen/diner with ample space for a dining room table and chairs and access out into the rear garden can be found alongside a handy rear porch and WC. The first floor offers two spacious double bedrooms together with the family bathroom and a further single bedroom.

The property benefits from a large, beautifully maintained rear garden bordered with a number of mature hedges and shrubs, small patio area perfect for soaking up the sun and a garden shed. To the front a pretty, neat and enclosed garden can be found.

The centre of the village is just a short walk away offering two well regarded pubs, an active village hall and church, a primary school, village shop and post office as well as tennis courts and children's playground. The nearby town of Salcombe offers sheltered waters and sandy beaches with further amenities available in the nearby market town of Kingsbridge.

A three bedroom mid terrace home sitting centrally on a generous plot enjoying beautiful far reaching countryside views and just a short walk from the many nearby amenities the village has to offer.

- Charming countryside outlook
- Three bedrooms
- One bathroom
- Large front and rear gardens
- Fantastic family home
- Popular village location
- Walking distance to amenities
- Short drive to the coast
- Large plot
- Nearby coastal and countryside walks



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2 Moorview, Luckhams Lane, Malborough, Nr Kingsbridge, TQ7 3RY

Approximate Gross Internal Floor Area = 77.6 sq m / 836 sq ft

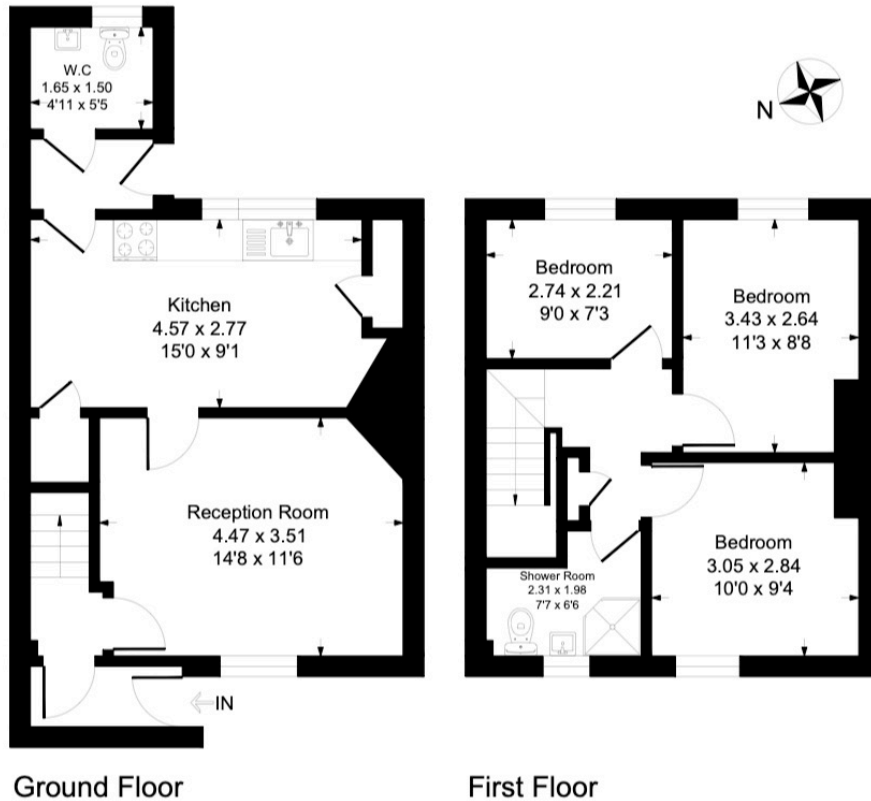


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

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

COUNCIL TAX

The property is in Council Tax Band B

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 Moorview can be found on the left hand side, opposite the public parking spaces.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		

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