

94 CUMBER CLOSE MALBOROUGH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

94 CUMBER CLOSE

94 Cumber Close is a delightful terraced bungalow offering a wonderful blend of comfort, practicality, and countryside charm. Situated in the sought-after village of Malborough, this property presents an excellent opportunity with plenty of potential.

On arrival, you're welcomed by a front courtyard garden, setting a pleasant first impression and leading into a functional entrance hallway suited to everyday living. The open-plan living space is bright and inviting, filled with natural light, creating an ideal setting for both relaxing and entertaining. The well-planned kitchen overlooks the living area, enhancing the sense of space and connection.

The principal bedroom has a large double bed and views out to the garden. A comfortable second bedroom also provides access to a private rear garden with far-reaching views across the surrounding countryside.

In addition to the property itself, residents can enjoy generous parking, well-kept communal grounds, and attractive picnic areas, adding to the overall appeal and sense of community.

Whether you're a first-time buyer, looking to downsize, seeking an investment, or searching for a tranquil second home, 94 Cumber Close offers excellent value, combining easy, low-maintenance living with the beauty of a rural setting.

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

94 Cumber Close, , Malborough, Devon, TQ7 3DG

Mileages

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

Services

Mains electricity, water and sewage.

EPC Rating

Current: 59, Potential: 90

Council Tax Band

B

Tenure

Freehold

Authority

South Hams District Council

Key Features

- 2 Bedrooms
- Recently fitted modern kitchen
- On street parking nearby
- Level access
- Short level walk to village amenities
- Front and rear gardens

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

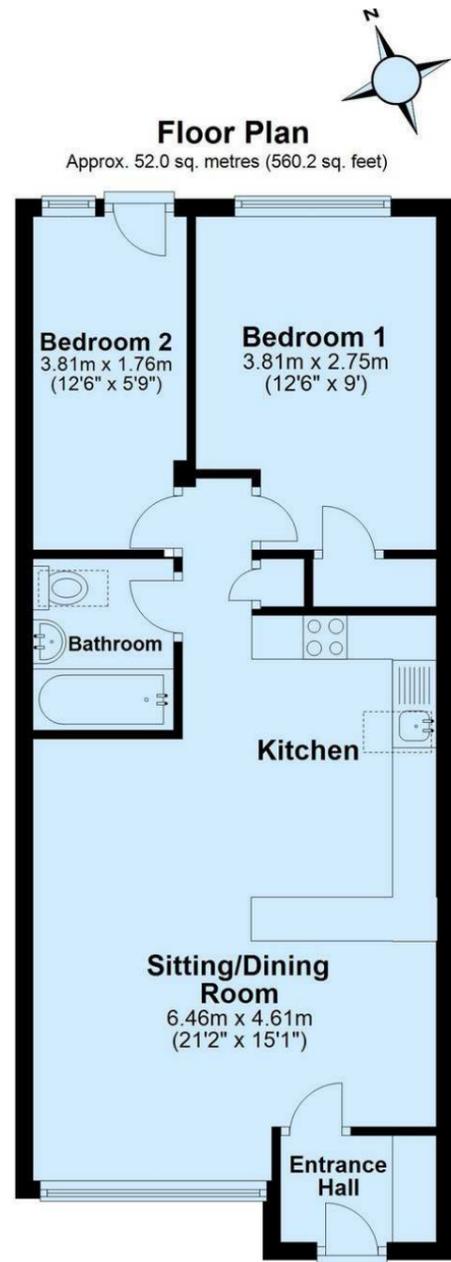
In the centre of Malborough turn off the Kingsbridge/Salcombe road, signposted Sharpitor. Follow Collaton road for approximately 400 yards and then turn left into Cumber Close. Follow this road as it bears round to the left. 94 Cumber Close will be found on the right-hand side.

Viewing

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



FLOOR PLAN



Total area: approx. 52.0 sq. metres (560.2 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.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590