



31 Malborough Park



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Kingsbridge, TQ7 3SP

Salcombe 2 miles. Hope Cove 2.7 miles. Kingsbridge 4 miles.

A three bedroom, semi-detached property situated within the well regarded South Hams village of Malborough.

- Refurbishment/Development Potential
- CHAIN FREE
- Three Bedrooms
- Two Receptions
- Enclosed Rear Garden & Parking
- Village Location
- Freehold - Council Tax Band C

Guide Price £270,000

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 Asda supermarket with 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 are regular bus services to both Kingsbridge and Salcombe and an easily accessible foot and cycle path to Salcombe. Situated within just 2 miles of beautiful sandy beaches connected by the beautiful South West Coast path, the popular destination of Salcombe and picturesque fishing village of Hope Cove.

Situated on the edge of the village, within a level walk to the amenities. This property offers great scope and potential for refurbishment and further development subject to required planning permissions. The accommodation comprises, entrance hall with staircase to first floor and doors leading to downstairs cloakroom, kitchen and sitting room. The kitchen is of a good size and leads into the dining room which has sliding doors into the sitting room with an outlook over the rear garden. The first floor landing provides access to the recently refurbished family bathroom and three double bedrooms with far reaching countryside views. External benefits include a generous, enclosed rear garden. A single parking space is available to rent via SHDC.

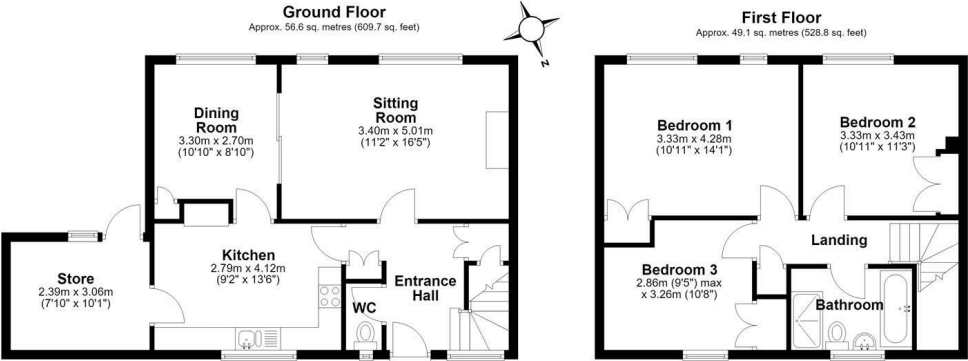
Mains drainage, gas, electric & water. Gas central heating.

Based on the latest data at Ofcom Superfast broadband and mobile coverage from EE, Vodafone, Three & O2 are available at the property.

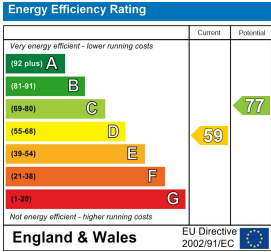




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Total area: approx. 105.8 sq. metres (1138.5 sq. feet)



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