

5 BROAD DOWN CLOSE
MALBOROUGH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



5 BROAD DOWN CLOSE

5 Broad Down Close is a stunning and stylish detached family home, offering spacious, light-filled accommodation that is beautifully presented to a high standard throughout. Enjoying wonderful countryside views, generous living space, and ample parking provided by a double garage and private driveway, this exceptional property presents a fantastic opportunity for prospective purchasers.

The property is entered via a welcoming and bright entrance hall, which leads through to the principal living areas. At the heart of the home is a spacious and beautifully appointed open-plan kitchen and dining room. Featuring an excellent range of fitted cupboards, quartz countertops and countryside views from the sink. Direct access onto the terrace, this inviting space is perfectly designed for modern family living, indoor-outdoor entertaining, and enjoying the surrounding scenery.

The kitchen flows seamlessly into the sitting room, which continues the sense of space and natural light. Double patio doors open directly onto the terrace, creating an ideal setting for relaxing and entertaining. The ground floor is fitted with Ted Todd engineered hardwood flooring and under floor heating throughout.

A practical utility room complements the living accommodation and also benefits from delightful countryside views.

The ground floor further offers a generous double bedroom served by a stylish en-suite shower room. With direct access to the terrace, this beautifully presented room enjoys the same connection to the outdoors as the principal living spaces. A useful cloakroom/WC completes the ground-floor accommodation.

Stairs rise to the first-floor landing, a spacious and light-filled area that provides access to the remaining bedrooms. The principal bedroom benefits from a modern en-suite shower room and a Juliet balcony. The second bedroom also enjoys a stylish en-suite shower room and a Juliet balcony, commanding superb views across the surrounding countryside. Both en-suites have carrara honed marble tiled flooring. Bedroom four is currently arranged as a home office, offering flexibility for a variety of uses to suit individual requirements. A well-appointed family bathroom completes the first-floor accommodation. Both the family bathroom and current office have Ted Todd flooring as downstairs.

Externally, the property is complemented by a large double garage and a private driveway providing ample off-street parking. To the front is an area of lawn, ideal for planting and landscaping, while side access leads to the enclosed rear garden. Thoughtfully designed, the garden incorporates level lawned areas and terraces, creating wonderful spaces for relaxation and outdoor entertaining, all while enjoying the beautiful rural outlook.

For those seeking a peaceful village lifestyle, this property offers the perfect blend of rural and coastal living. A network of local footpaths provides access to Salcombe, North Sands Beach, and the breathtaking scenery of the renowned South West Coast Path, offering some of the finest coastal walks in the country.





KEY FEATURES

- Beautiful and stylish detached house
- Ted Todd flooring
- Four generous king/superking size bedrooms
- Family bathroom and three en-suite shower rooms
- Wonderful countryside views
- Spacious, light-filled accommodation throughout
- Double garage and ample off-street parking
- Enclosed level garden and terrace
- Sought-after village location close to Salcombe





PROPERTY DETAILS

Property Address

5 Broad Down Close, Marlborough, TQ7 3FA

Mileages

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

Services

Mains electricity, gas, water, and drainage. Wet central heating system.

EPC Rating

Current: 84, Potential: 91

Council Tax Band

F

Tenure

Freehold

Authority

South Hams District Council

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

Turn off the Kingsbridge/Salcombe road at Marlborough, signposted for Sharpitor, and proceed along Collaton Road until you reach The View development on your right hand side.

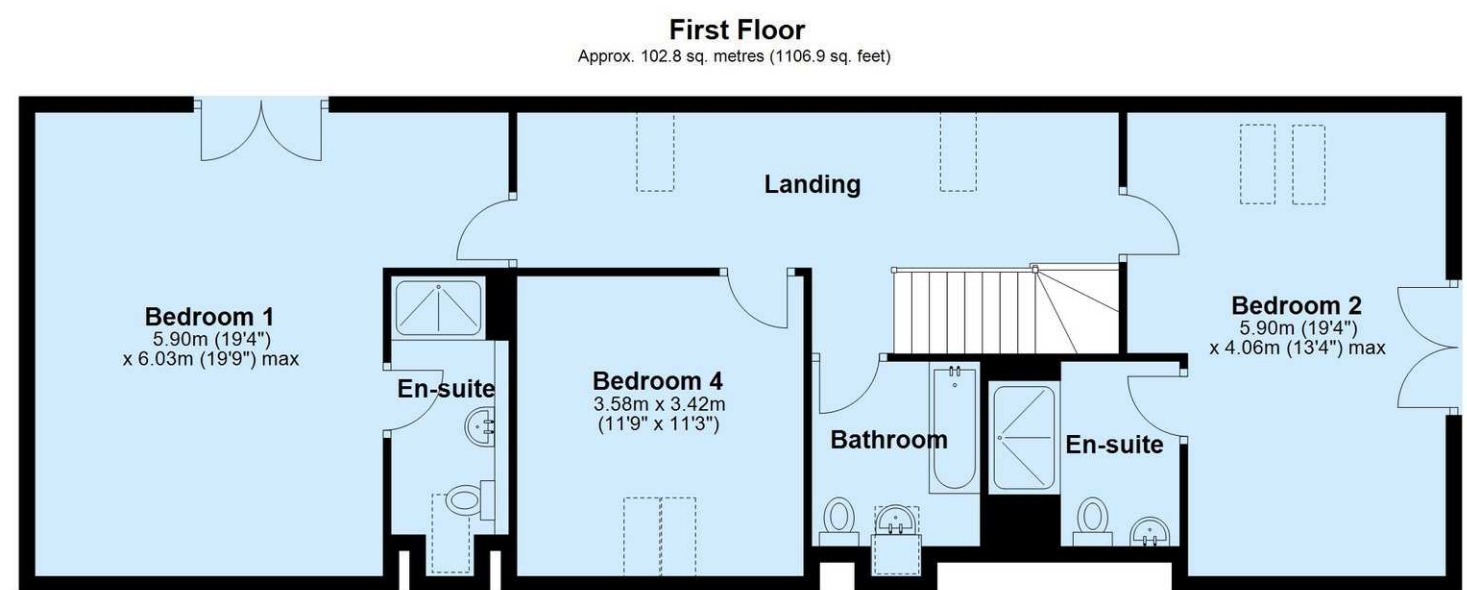
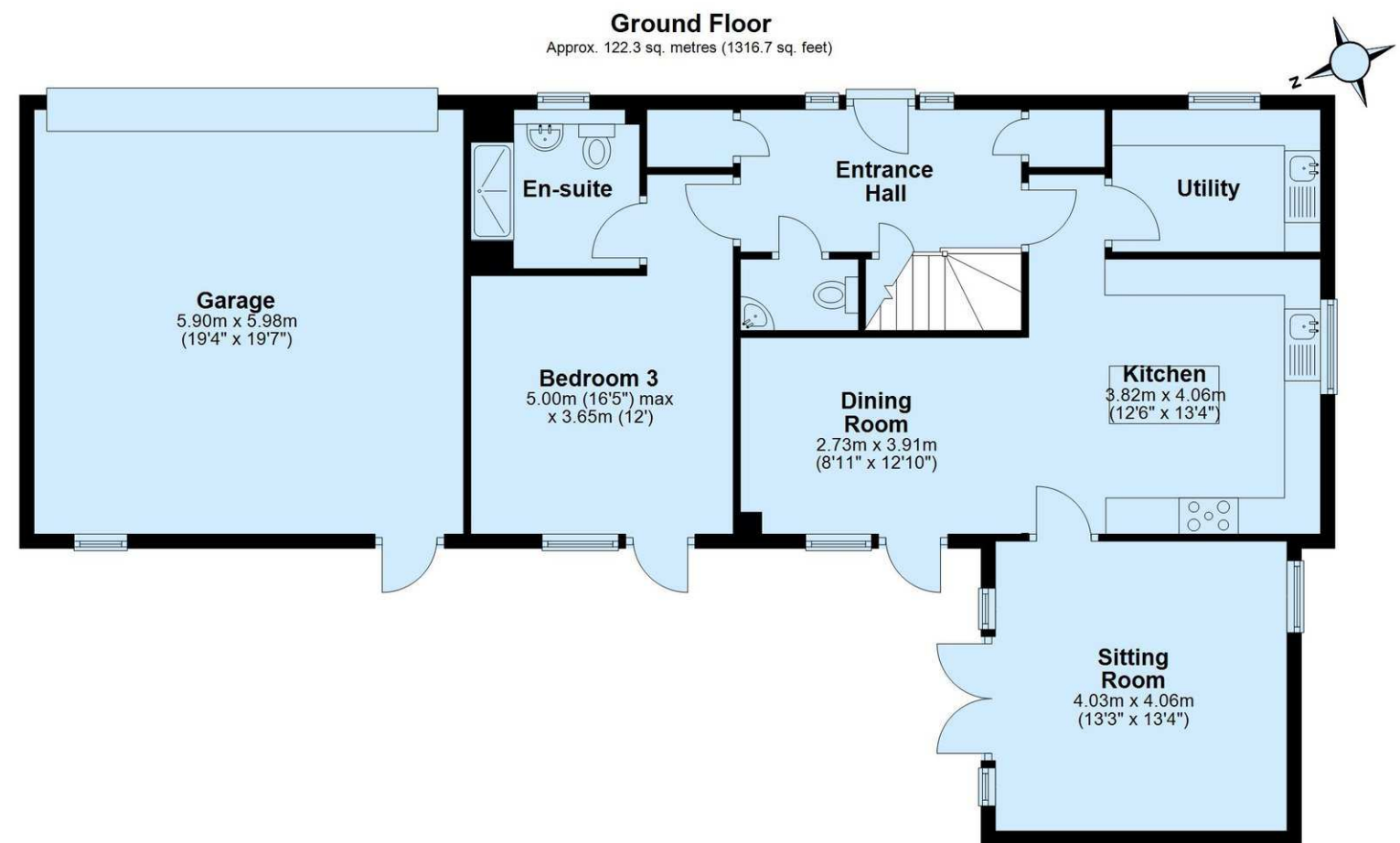
Viewing

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



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.

FLOOR PLAN



Total area: approx. 225.2 sq. metres (2423.5 sq. feet)



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