

48 CUMBER CLOSE MALBOROUGH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

48 CUMBER CLOSE

Beautifully renovated and immaculately presented throughout, this charming terraced bungalow enjoys a peaceful position within a highly sought-after residential area of Malborough. Just a short walk from the village amenities and within easy reach of the stunning coastal town of Salcombe, the property also benefits from attractive front and rear gardens, together with granted planning permission for a front extension.

Upon entering through the welcoming porch, you are greeted by a bright and spacious double bedroom, enhanced by a large picture window that overlooks the front garden and fills the room with natural light. The hallway leads through to a stylish contemporary kitchen/breakfast room, thoughtfully designed to maximise both space and practicality. The kitchen is fully fitted and features a range of integrated appliances, including a dishwasher, fridge and washing machine, along with a useful breakfast bar.

Beyond the kitchen lies a light-filled open-plan living and dining area, creating a comfortable and inviting space for everyday living and entertaining. French doors provide direct access to the private rear garden, seamlessly connecting indoor and outdoor living. A sleek, modern bathroom completes the accommodation.

Outside, the property boasts beautifully maintained front and rear gardens, thoughtfully landscaped and enclosed to provide privacy and enjoyment throughout the year. Predominantly laid to patio for ease of maintenance, these attractive outdoor spaces are ideal for al fresco dining, entertaining guests, or simply relaxing in the sunshine.

Presented in excellent condition, this delightful home offers a superb opportunity for first-time buyers, downsizers, holiday-home seekers, or investors looking for a quality property in one of the South Hams' most desirable locations.



PROPERTY DETAILS

Property Address

48 Cumber Close, , Malborough, Devon, TQ7 3DE

Mileages

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

Services

Mains electricity, water, and drainage. Electric heating.

EPC Rating

Current: 42, Potential: 77

Council Tax Band

A

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Beautifully renovated terraced bungalow
- Sought-after village location close to Salcombe
- Bright double bedroom with garden outlook
- Contemporary fitted kitchen with integrated appliances
- Open-plan living/dining room with garden access
- Stylish modern bathroom

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

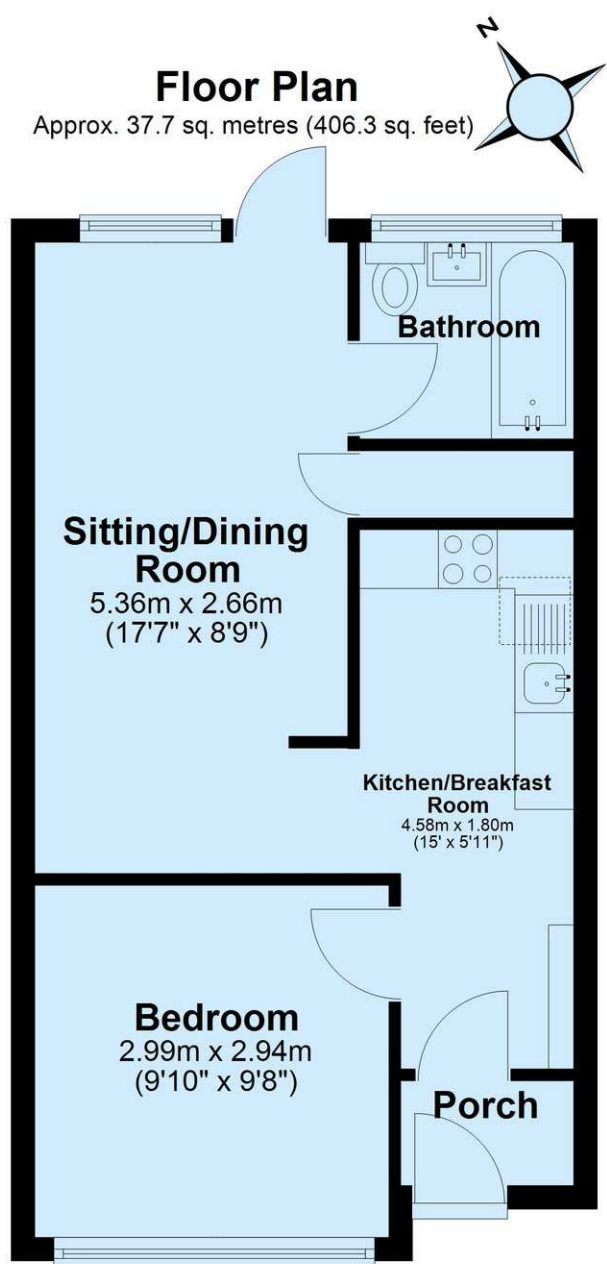
In the centre of Malborough turn off the Kingsbridge/Salcombe road, signposted Sharpitor. Follow Collaton road for about 400 yards and then turn left into Cumber Close. Follow the road round to the left. 48 Cumber Close will be found on your right hand side, just after the first block of garages.

Viewing

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



FLOOR PLAN



Total area: approx. 37.7 sq. metres (406.3 sq. feet)



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