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26 MALBOROUGH PARK

MALBOROUGH • TQ7 3SR



26 MALBOROUGH PARK

GROUND FLOOR

Entrance Hallway | Kitchen | Living/Dining Room | Bedroom 1 |
Shower Room | W/C

FIRST FLOOR

Family Bathroom | Bedroom 2 | Bedroom 3 | Bedroom 4

EXTERNAL

Private Driveway | Rear Garden with Patio and Lawn



“Contemporary home with four bedrooms, generous parking and a south-westerly facing garden”...

26 Malborough Park is a well-appointed four-bedroom semi-detached home offering generous accommodation, quality finishes and excellent outside space. Ideally positioned within easy reach of local amenities, the property is also just a short drive from the coastal towns of Salcombe and Kingsbridge.

- Spacious four-bedroom semi-detached home
- Ground floor shower room and separate WC
- Private driveway providing off-road parking for multiple vehicles
- Enclosed south-westerly facing rear garden
- Within easy reach of Salcombe and the South Hams coastline

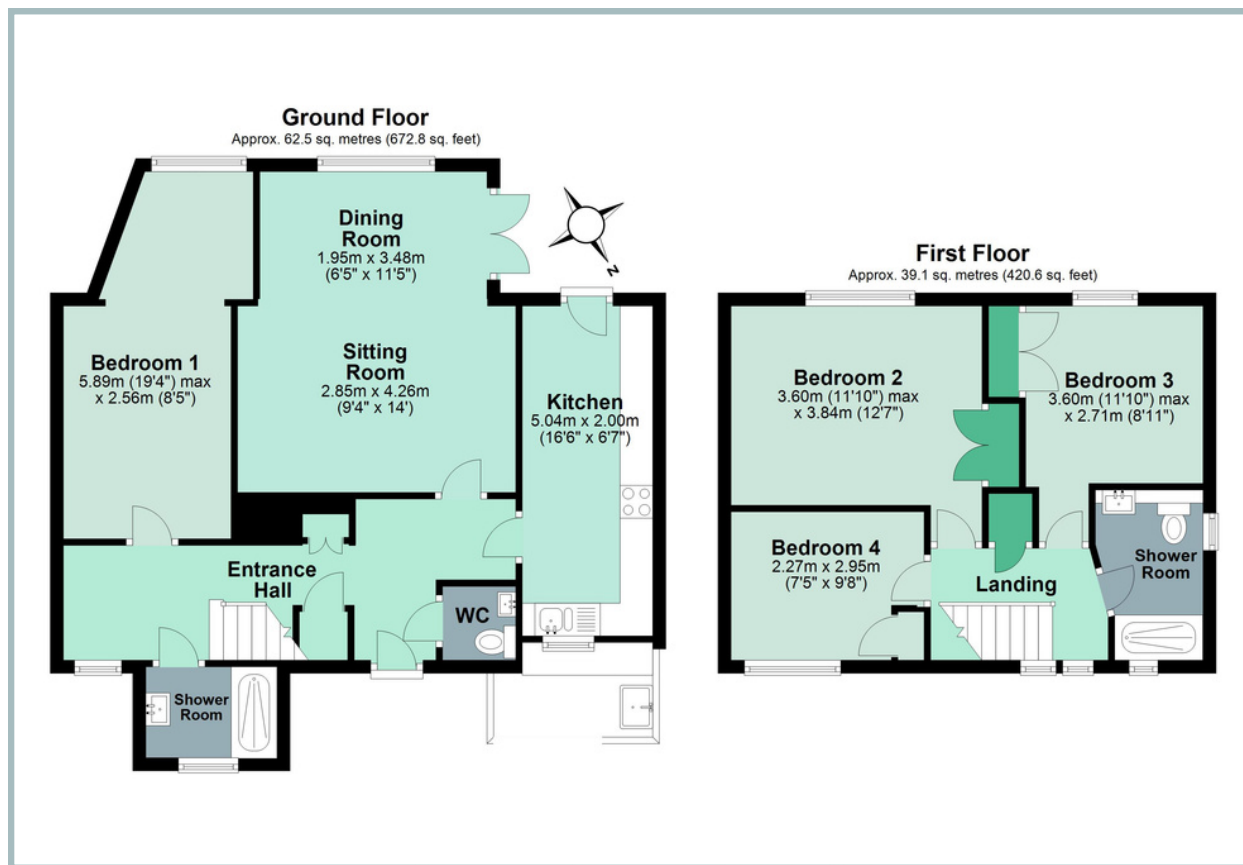
The accommodation is arranged over two floors and has been thoughtfully updated throughout. The ground floor is centred around a spacious open-plan sitting and dining room, with French doors opening directly onto the south-facing rear garden, creating a bright and versatile living space. The contemporary shaker-style galley kitchen is fully fitted with integrated appliances together with Minerva worktops and matching splashbacks. Completing the ground floor is a double bedroom with fitted wardrobes, a fully tiled shower room, a separate WC and useful understairs storage.

On the first floor are three further bedrooms, all benefiting from built-in wardrobes, together with a modern family shower room and an airing cupboard.

Externally, the enclosed south-facing rear garden is arranged over two levels, providing a paved seating area and an elevated lawn. To the front, a private driveway offers off-road parking for several vehicles beneath a pergola and incorporates an outdoor sink and tap.



TOTAL APPROXIMATE AREA: 101.6 SQ M 1093.4 SQ FT



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58 FORE ST, KINGSBRIDGE TQ7 1NY
kingsbridge@charleshead.co.uk
01548 852 352
www.charleshead.co.uk

Tenure: Freehold

Council Tax Band: C

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Gas central heating.

EPC: Current C (70) Potential B (82)

Viewings: Very strictly by appointment only

Location: The sought after village of Malborough is just a few miles from the stunning South Devon coastline where there spectacular cliff top walks, coves, and sandy beaches. The village provides a range of day-to-day amenities including an Asda filling station, two public houses, a farm shop, a church together with a highly regarded Primary school. There is a regular bus service to the market town of Kingsbridge and Salcombe, as well as a handy and scenic segregated cycle/footpath into Salcombe. Collectively the area provides a comprehensive range of shopping, educational and recreational facilities.

What Three Words: [///customers.sports.meaning](#)

Salcombe 2.3 miles - Totnes 16.7 miles (Railway link to London Paddington) - Kingsbridge 4.5 miles
All Approximate