



141 Cumber Close

Malborough, Kingsbridge, Devon, TQ7 3DG



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Malborough, Kingsbridge, Devon, TQ7 3DG **Guide Price of £169,500**

This one-bedroom terraced bungalow is offered to the market with no onward chain and is situated in the tranquil village of Malsborough. Recently redecorated throughout, the property benefits from a freshly painted interior. Conveniently located close to local amenities, this home presents an excellent opportunity for first-time buyers or those looking to downsize.

- No Chain
- Front & Rear Gardens
- Perfect First Home
- Close to Local Amenities

Situation

Cumber Close is a quiet residential cul-de-sac located in the popular South Hams village of Marlborough, just a short drive from the coastal town of Salcombe. The area enjoys a peaceful setting surrounded by attractive Devon countryside, making it popular with families, retirees and holiday-home owners alike.

Marlborough offers a good range of local amenities including a village shop, post office, primary school, pubs, church and regular bus links to Salcombe and Kingsbridge. The nearby town of Kingsbridge provides further shopping, supermarkets, healthcare and leisure facilities.

One of the area's main attractions is its proximity to the South Devon coastline. Beautiful beaches such as Hope Cove, South Milton Sands and North Sands are all within easy reach, along with the Southwest Coast Path and Salcombe's renowned sailing and waterfront amenities.

Cumber Close provides a convenient yet peaceful village location, combining easy access to the coast with the charm and community feel of the South Hams countryside.

Accommodation

Entrance Porch

Upon entering the property, you are welcomed by a bright and inviting entrance porch that is separated off from the main part of the bungalow, a perfect place to leave outside belongings.

Open-Plan Living / Kitchen Area

Recently redecorated throughout, this light and airy space benefits from expansive windows that flood both the lounge and kitchen with natural light. Finished with laminate flooring throughout, the property offers a modern and low-maintenance feel. The galley-style kitchen features a stainless steel sink with mixer tap, complemented by ample overhead cabinetry providing additional storage space.



Principal Bedroom

The principal bedroom is filled with natural light thanks to sliding doors opening onto the private rear garden, creating a bright and relaxing atmosphere. The bedroom also offers direct access to the main bathroom and benefits from two useful storage cupboards, one of which houses the water tank.

Main Bathroom

The main bathroom is fitted with a panelled bath with overhead shower, low-level W.C., and pedestal wash hand basin. A glazed window provides natural light and ventilation, creating a bright and functional space.

Tenure Council Tax Energy Performance Certificate

Freehold. Band A. Energy rating E.

Services

Mains electricity, mains water, mains drainage, heating is via night storage heater.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

Viewing Arrangements

Strictly by appointment with a member of the Rendells team on 01803 863888.

Mileages

Salcombe 2.8 approx. miles, Kingsbridge 4.4 approx. miles, Hope Cove 2.8 approx. miles, Bantham 7.3 approx. miles, South Milton 3.2 approx. miles, Dartmouth 18.7 approx. miles, Totnes approx. 17.3 miles, Exeter approx. 44.8 miles, Plymouth 25.3 approx. miles, (London Paddington via Totnes Train Station approx. 2.45 hours).

Directions

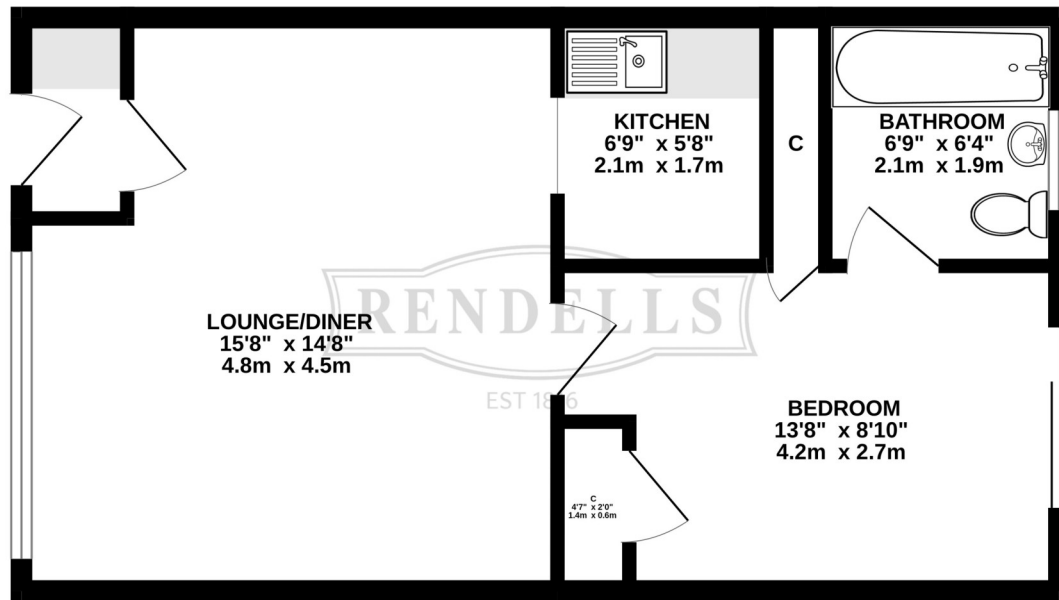
Directions In the centre of Malborough turn off the Kingsbridge/Salcombe road, signposted Sharpitor. Follow Collaton road for approximately 400 yards and then turn left into Cumber Close. Follow this road as it bears round to the left. 141 Cumber Close will be found on the left.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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