



5, Eastacoombes Way



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Malborough, Kingsbridge, TQ7 3DH

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

A superbly presented, modern semi-detached property benefitting from glorious far-reaching rural views towards the estuary, including 3 bedrooms, garden and parking.

- Modern Semi-Detached Property On Corner Plot
- Popular Village Location
- Far-reaching Rural Views Towards The Estuary
- Sitting Room With Woodburning Stove
- Master Bedroom With En-Suite
- Kitchen Diner & Utility Room
- Two Further Bedrooms
- Garden & Parking
- Freehold
- Council Tax Band: D

Guide Price £375,000

SITUATION

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 and 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 is a regular bus route to Kingsbridge and Salcombe and an easily accessible foot and cycle path to Salcombe. It is within 2 miles of 6 sandy beaches connected by the beautiful South West Coast path, the popular destination of Salcombe and picturesque fishing village of Hope Cove.



DESCRIPTION

Superbly presented and beautifully light semi detached property that was built in around 2014 to an extremely high standard, 5 Eastacombes Way enjoys a front row position giving uninterrupted panoramic views over an Area of Outstanding Natural Beauty, across farmland towards the Kingsbridge Estuary, West Charleton and Frogmore Creek. The property benefits from two parking spaces and a private walled garden. There is a gate from this development of 17 houses which leads to a public footpath avoiding the main road, to provide access to Malborough and Hope Cove.

ACCOMMODATION

From the inviting entrance hall, stairs rise to the first floor. Large cloakroom/WC. A beautiful triple aspect sitting room, with French doors to the garden and inset wood burning stove. Kitchen dining room a glorious dual aspect room, with French doors to the garden, fitted with a comprehensive range of contemporary wall and base units with integrated oven, ceramic hob and extractor fan over, space for fridge freezer. Useful utility room, with space and plumbing for a washing machine, additional storage and access to the garden.

On the first floor the master bedroom is light and spacious with box bay window that enjoys the lovely far-reaching views over the beautiful surrounding countryside and towards the estuary, and benefitting from an en-suite shower room. There are 2 further bedrooms, together with the family bathroom complete with bath with shower over, WC and wash hand basin.

OUTSIDE

Beautifully landscaped walled garden affording a good deal of privacy, with planted borders, climbers, patio area, lawn and a useful garden shed.

To the rear of the property, and accessed via a gate into the garden are two generous parking spaces.

SERVICES

Mains water, drainage, electric with air source heat pump.

Superfast broadband is available at this location along with all major network providers.

TENURE

Freehold. There is a management company set up to manage communal areas on the estate. The current annual rate is £370.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

DIRECTIONS

From Kingsbridge take the A381 to West Alvington. Stay on this road for about 3.5 miles and you will see the sign for Eastacombes Way on the right hand side, just before approaching the village of Malborough.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

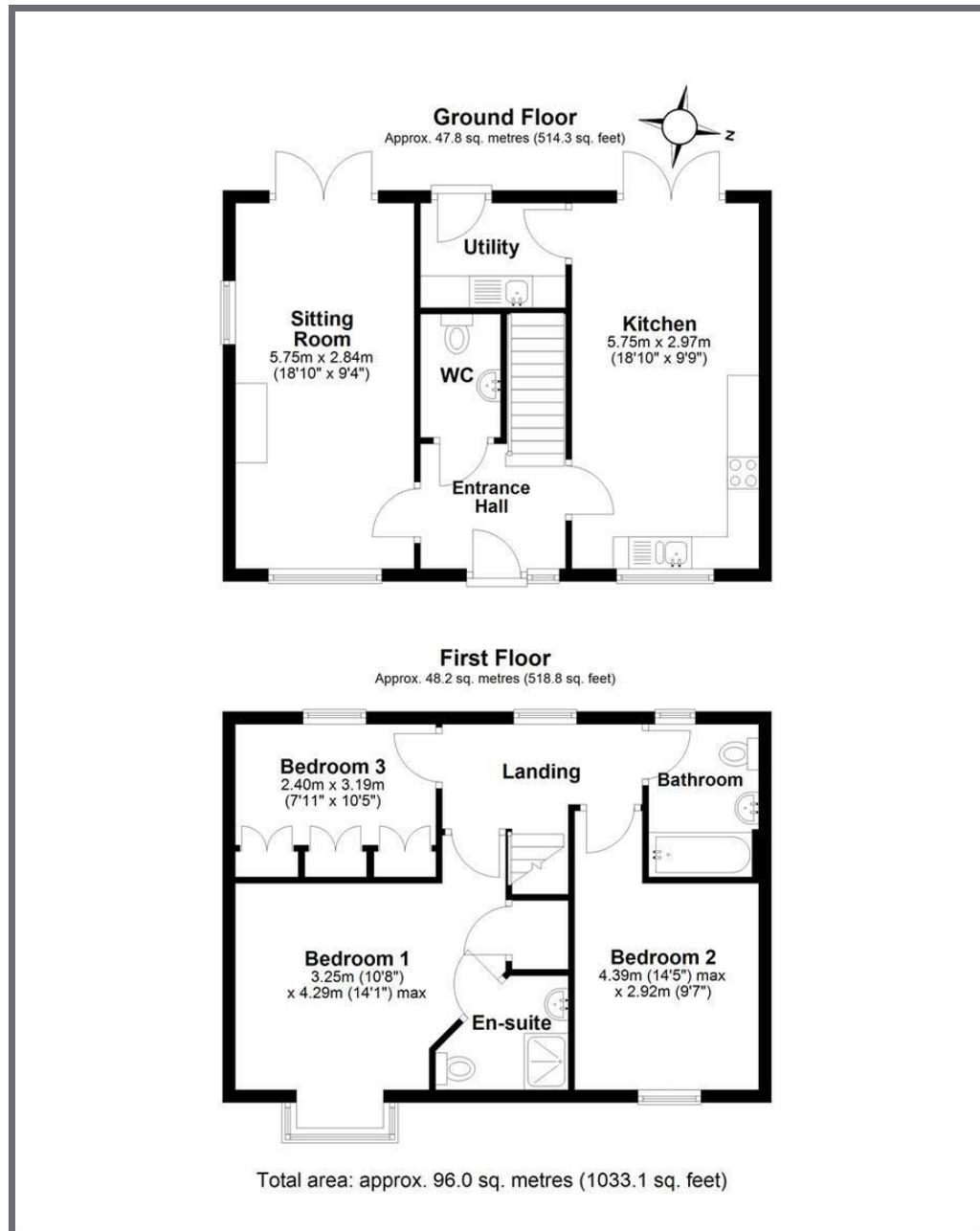


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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