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168 CUMBER CLOSE

MALBOROUGH



TQ7 3DE



# 168 CUMBER CLOSE

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## GROUND FLOOR

Entrance Hallway | W/C | Kitchen | Open-Plan Dining/Living Room | Door Leading To Patio

## FIRST FLOOR

Family Bathroom | 3 Bedrooms

## EXTERNAL

Patio | Parking Space | Garage



## “A 3 bedroom property with parking and garage”...

Welcome to 168 Cumber Close, a property brimming with potential. As you step inside, you're greeted by a bright and inviting open-plan living and dining area. This spacious room is bathed in natural light, thanks to the large doors that open out to the patio, creating a seamless flow between indoor and outdoor living spaces. The living area also features a convenient storage cupboard, ideal for keeping the space tidy and organised.

- Lovely countryside views
- Ready for renovation
- Parking space and garage
- Walking distance to amenities

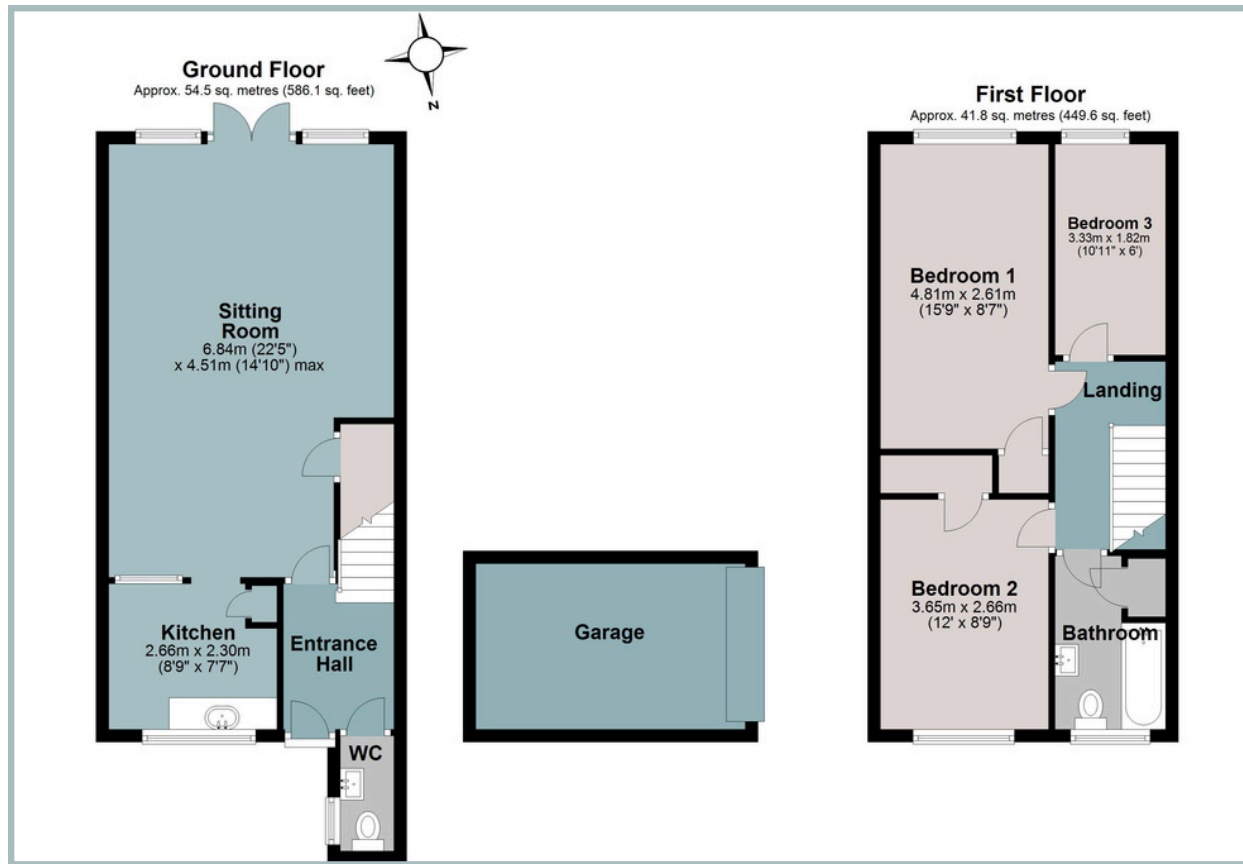
Adjacent to the living area is the kitchen, which currently includes a sink, worktop, and a practical larder cupboard. The kitchen also houses the boiler. With its straightforward layout, this kitchen offers a great foundation for creating a functional and stylish cooking space. The ground floor also includes a handy W/C, adding to the property's practical features.

Moving upstairs, you'll find three well-proportioned bedrooms. Two of these bedrooms offer stunning views of the countryside, providing a serene backdrop to your daily life. The first floor also features a family bathroom.

168 Cumber Close is a blank canvas, ready for you to infuse your personal style and turn it into a beautiful home. With its spacious rooms and abundance of natural light, this property offers endless possibilities for comfortable and stylish living.



TOTAL APPROXIMATE AREA: 96.2 SQ METRES 1035 SQ FT



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Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

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

Service Fee: Approx. £100 per annum

EPC: Current C (75) Potential B (86)

Viewings: Very strictly by appointment only

Location: Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools.

Malborough a popular and sought-after village just a few miles from the stunning South Devon coastline where there are spectacular clifftop walks, coves, and sandy beaches. The village provides a range of day-to-day amenities including a Co-op/ 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.

Directions: From Kingsbridge head towards Salcombe on the A381, continue until you reach Malborough and take the second right hand turning into Collaton Road by the COOP garage. Follow the road and on your left take the junction into Cumber close, follow the road around to the left. You will see a row of two storey houses on your left, number 168 will be on the far left

Salcombe 2.3 miles - Totnes 16.7 miles (Railway link to London Paddington) - Kingsbridge 3.8 miles