



167 Cumber Close • Malborough



167 Cumber Close is a delightful two-story terrace property nestled in the highly sought-after location of Cumber Close in Marlborough. Upon entering the property through the front courtyard, you'll find an external storage cupboard for your convenience.

Moving inside, the ground floor features an entrance hallway, a separate toilet, and an open-plan living/dining room bathed in natural light, thanks to its floor-to-ceiling windows and doors that offer stunning countryside views. Additionally, there's a spacious under stairs storage cupboard. The kitchen is well-appointed with wall and floor cupboards, space for appliances and plenty of work top space.

Ascending the stairs you will discover three delightful bedrooms and a family bathroom. The master bedroom is a generously spacious bedroom with panoramic views of the picturesque countryside. There are two further bedrooms, one being a double and one a single with similar views to the master. The family bathroom features a bath complemented by an electric shower overhead. There is access to the loft from the landing.



## A spacious 3 bedroom property with stunning countryside views.

The south-facing rear garden provides the perfect spot to soak in the sun and enjoy the picturesque views on warm summer evenings. Furthermore, it offers convenient gate access to a pedestrian pathway that leads to local amenities.

For additional storage, the property includes a single garage located in a block on the estate. While the property is already in good condition, some interior redecoration would enhance its modern appeal. The recent cladding of the front exterior and rendering of the rear have given the property a fresh look.

Whether you're seeking a primary residence, looking to upsize or downsize, or considering an investment opportunity, this property ticks all the boxes.

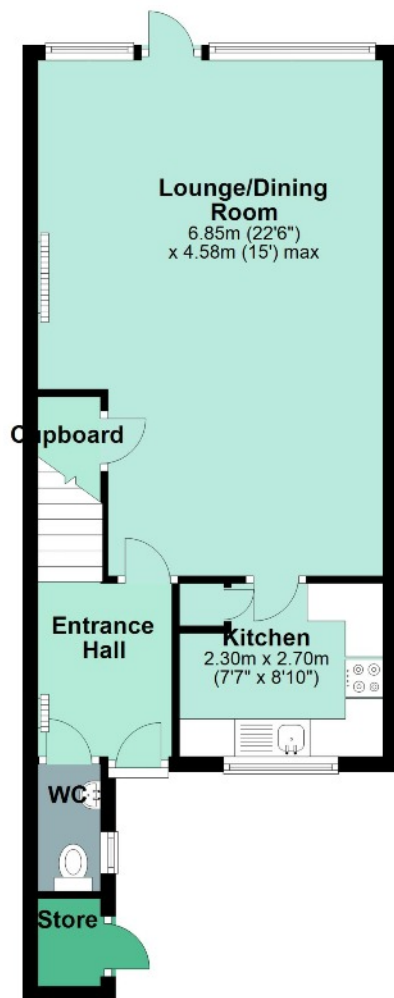
### Location

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.

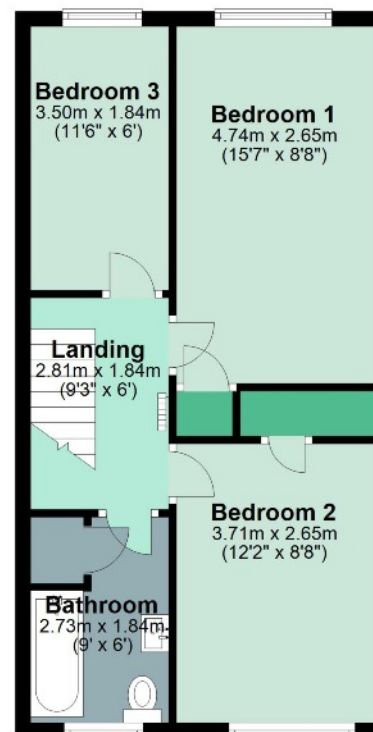


**Ground Floor**

Approx. 44.9 sq. metres (483.5 sq. feet)


**First Floor**

Approx. 42.4 sq. metres (456.2 sq. feet)



Total area: approx. 87.3 sq. metres (939.6 sq. feet)

**IMPORTANT NOTICE:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.

**Tenure:** Freehold

**Council Tax Band:** B

**Local Authority:** South Hams District Council

**Services:** Mains electricity, water and drainage. Electric night storage heaters.

**Directions:** From the Kingsbridge/Salcombe road at Malborough, turn right into Collaton Road, signposted Sharpitor. Follow this road for about 400 yards turning left into Cumber Close. Turn left at the T-junction and proceed for a short distance where number 167 will be found on the left hand side.

**Viewing's:** Very strictly by appointment only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			