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71 CUMBER CLOSE

MALBOROUGH



TQ7 3DF

# 71 CUMBER CLOSE

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## GROUND FLOOR

Entrance Porch | Kitchen | Open Plan Dining/Living Room | Two Bedrooms | Family Bathroom | Conservatory

## EXTERNAL

Front & Rear Garden | Garage



## “2 bedroom property with garage and lovely garden”...

Welcome to 71 Cumber Close, a terraced bungalow nestled in the picturesque heart of Malborough. This home greets you with a front courtyard garden leading into an inviting entrance hallway, perfect for organising coats and shoes.

Step into the open-plan living area, where natural light floods the space through a large window, creating a bright and airy atmosphere. The living area seamlessly flows into a kitchen, featuring a galley-style window into the living room enhances the room’s openness.

- Lovely Front And Rear Garden
- Spacious Living/Dining Room
- Single Garage
- Walking Distance To Amenities
- Parking Available Near-by

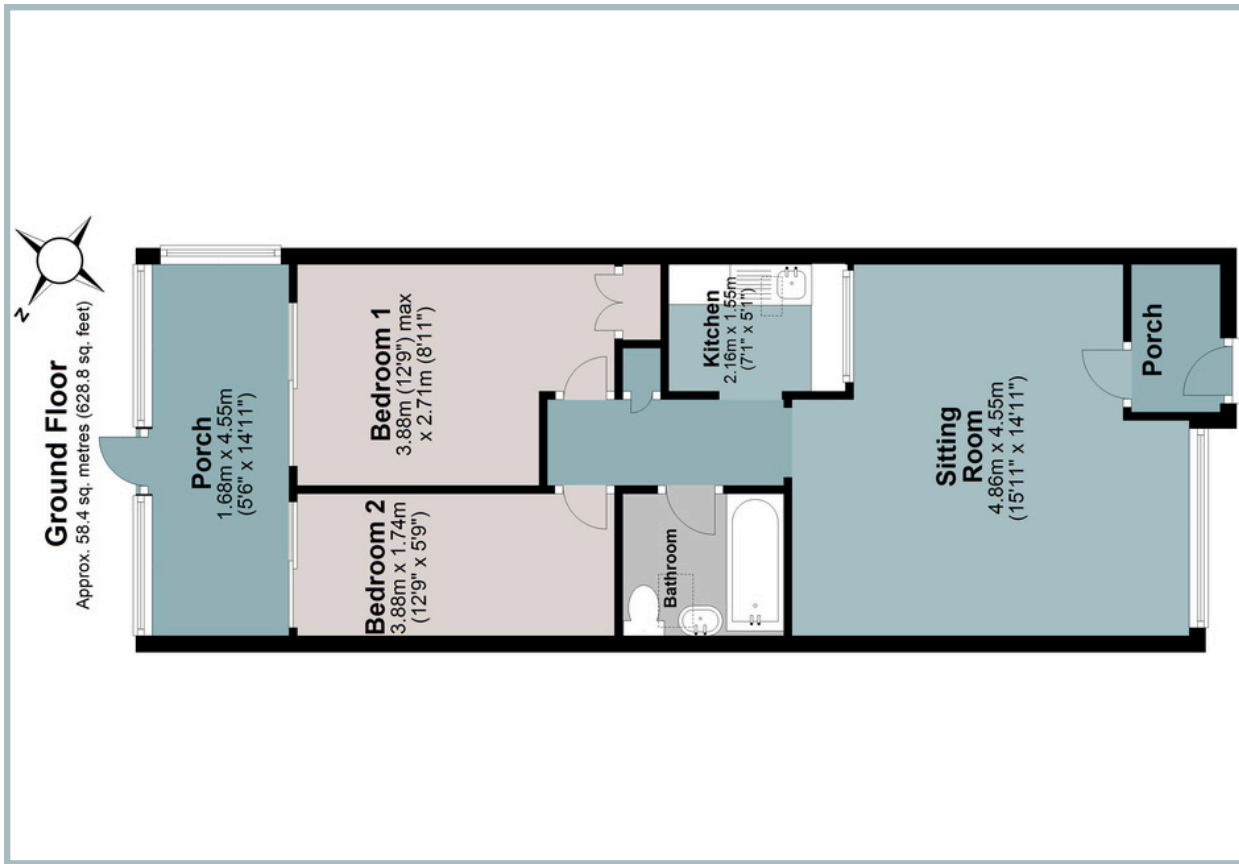
The bungalow boasts a family bathroom and a main bedroom designed for comfort and convenience. The main bedroom features built-in storage and sliding doors that open into a sunroom.

Adjacent to the main bedroom, there is a cosy single bedroom, also providing access to the sunroom. This leads out to a private rear garden, where you can enjoy picturesque views of the rolling countryside.

An additional highlight is the separate garage, an attractive feature for many buyers. There is ample parking around the property and use of the well maintained communal areas including picnic benches and lawned areas.



TOTAL APPROXIMATE AREA: 58.4 SQ METRES 628.8 SQ FT



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Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

Services: Main electricity, water and drainage. Electric heating

Service Fee: £100 per annum

EPC: Current F (25) Potential B (81)

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 just before the Asda garage. Follow the road and on your left will be a left hand junction into Cumber close, take this and follow the road around to the left. Continue through the estate following the sign posts and 71 will be located on the right hand side.

Salcombe 2.3 miles - Totnes 16.8 miles (Railway link to London Paddington) - Kingsbridge 3.8 miles