



26 Malborough Park • Malborough



26 Malborough Park offers a delightful and spacious four-bedroom semi-detached home situated in the highly sought-after village of Malborough. Conveniently located near local amenities and a short drive to Salcombe and Kingsbridge, this charming residence is filled with natural light and boasts meticulous design and high-quality finishes.

The ground floor features an expansive open-plan living and dining area, illuminated by French doors that lead out to the sunny south-facing garden. The newly fitted sleek shaker style galley kitchen comes fully equipped with top-of-the-line appliances, Minerva countertops and splash backs. Additionally, there's a separate WC, under-stair storage, and a fully tiled shower room on this level, along with a generously sized double bedroom with fitted wardrobes. Ascending to the first floor, you'll find three further bedrooms, each with built-in wardrobes, as well as a family shower room and airing cupboard. New windows and doors have been recently replaced throughout the property.

Outside, the property boasts a private, south-facing two-tiered rear garden perfect for outdoor gatherings, with steps leading up to a lawn area and access to a communal garden and play park.



A well presented spacious 4 bedroom property with ample driveway parking.

A driveway at the front provides parking space for multiple vehicles, complete with a pergola covering and outdoor sink/tap. A few steps lead to a second courtyard, ideal for relaxation or gardening. Additionally, Number 26 benefits from an allocated parking space in a nearby cul-de-sac.

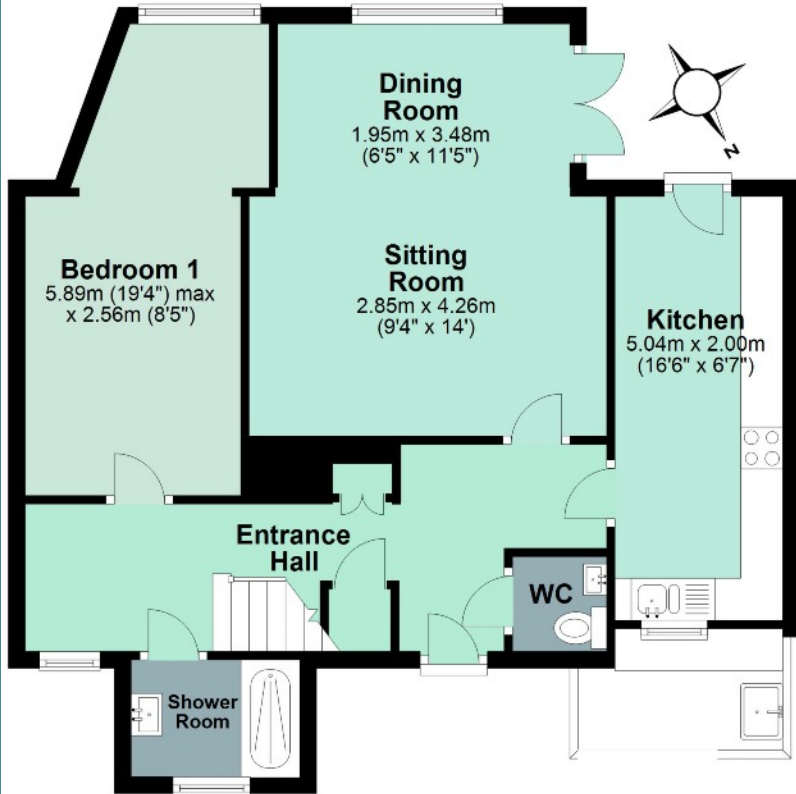
This property is ideal for those seeking a spacious home in a community-oriented area, whether as a primary residence or second home close to beaches, walks, and the charming towns of Salcombe. Viewing's are highly recommended to fully appreciate the quality finishes and layout of this wonderful property.

The sought after village of Malborough is just a few miles from the stunning South Devon coastline where there spectacular cliff top walks, coves, and sandy beaches. The village provides a range of day-to-day amenities including an Asda 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.



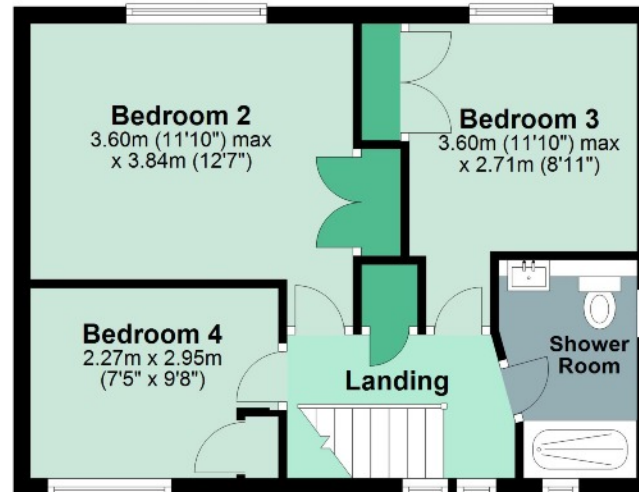
Ground Floor

Approx. 62.5 sq. metres (672.8 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.6 sq. feet)



Total area: approx. 101.6 sq. metres (1093.4 sq. feet)

Tenure: Freehold

Council Tax Band: C

Local Authority: South Hams District Council

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

Directions: From Kingsbridge take the A381 for Salcombe. Arriving at the village of Marlborough take the right hand turning into Collaton Road. Continue down the road and on the right hand side you will find No:26.

Viewings: Very strictly by appointment only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	70	
(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	
<small>WWW.EPC4U.COM</small>			