

# 71 CUMBER CLOSE MALBOROUGH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



## 71 CUMBER CLOSE

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71 Cumber Close is a charming terraced bungalow that offers comfort, convenience, and countryside living all in one. Perfectly positioned in the picturesque village of Malborough, this home has much potential.

From the moment you arrive, the front courtyard garden creates a warm welcome, leading into a practical entrance hallway ideal for everyday living. The open-plan living area is filled with natural light, giving the space a bright, airy feel that makes it perfect for relaxing or entertaining. The thoughtfully designed kitchen, with its open view into the living room, adds to the sense of connection and flow.

The main bedroom is a true highlight, complete with built-in storage and sliding doors opening onto a sunroom – a versatile space to enjoy year-round. A cosy second bedroom also connects to the sunroom, which then leads out to a private rear garden where you can take in sweeping views of the rolling countryside.

Beyond the home itself, residents benefit from ample parking, beautifully maintained communal areas, and charming picnic spots that extend the sense of space and community.

Whether you're a first-time buyer, downsizer, investor, or looking for a peaceful second home, 71 Cumber Close represents incredible value – combining low-maintenance living with all the charm of a countryside retreat.

Malborough is a popular village with the benefit of a small supermarket/filling station, two pubs, a church and a primary school. It lies just inland from the beautiful coast, spectacular cliffs, coves and beaches of southern-most Devon. Salcombe is situated close by with its picturesque estuary renowned for its sailing and sandy beaches. At the head of the estuary Kingsbridge town provides a comprehensive range of shops and other facilities.





# PROPERTY DETAILS

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## Property Address

71 Cumber Close, Malborough, Devon, TQ7 3DF

## Mileages

Salcombe 2.5 miles, Kingsbridge 3.5 miles, Totnes 16 miles (distances are approximate)

## Services

Mains electricity, water, and drainage. Electric heating.

## EPC Rating

Current: F, Potential: B

## Council Tax Band

Band B

## Tenure

Freehold

## Authority

South Hams District Council

## Key Features

- Perfect investment/holiday let opportunity
- Ideal first home
- Communal spaces
- Close proximity to local schools and amenities
- Ample parking nearby
- Front and rear gardens
- Country views
- Garage by separate negotiation

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

In the centre of Malborough turn off the Kingsbridge/Salcombe road, signposted Sharpitor. Follow Collaton road for about 400 yards and then turn left into Cumber Close. Follow the road round to the left. 71 Cumber Close will be found on your left hand side, just after the first block of garages.

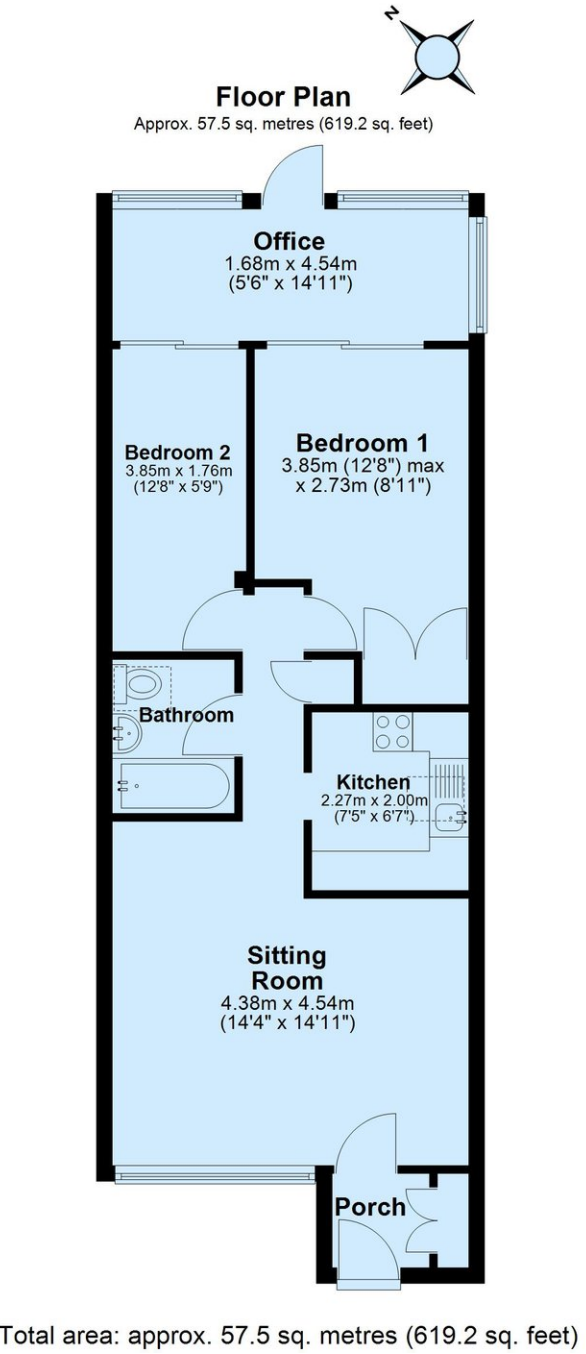
## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Salcombe. Tel: 01548 844473.





# FLOOR PLAN



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