

# 1 PORTLEMORE GARDENS

## MALBOROUGH



## 1 Portlemore Gardens | Malborough Devon | TQ7 3SY

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Located in the picturesque village of Malborough, this delightful detached bungalow offers the perfect blend of comfort, space, and scenic beauty — an ideal home for families looking to enjoy life in the heart of the South Hams.

Set on a generous corner plot, the property features three well-proportioned bedrooms, a bright and modern kitchen with views over rolling fields, and a spacious living area that opens onto a beautifully maintained rear garden. The garden provides a safe and serene space for children to play and for family gatherings, all while soaking in the far-reaching views of the surrounding countryside.

The property is tastefully decorated throughout, with a practical layout that suits everyday family life. Step inside through the front porch into a bright and welcoming entrance hall, setting the tone for the warm and practical layout of this lovely family home. From here, you have easy access to all main living areas, including three well-proportioned bedrooms, a family bathroom, the kitchen, and a spacious sitting/dining room.

The accommodation includes two comfortable double bedrooms, one of which benefits from an en-suite shower room, and a further single bedroom — ideal as a child's room, guest space, or home office. The master bedroom enjoys direct access to the conservatory, where you can relax and take in the peaceful countryside views, with doors opening out onto the garden.

The generous sitting/dining room is flooded with natural light thanks to its double-aspect windows and features patio doors that lead straight out to the rear garden — perfect for family life and summer entertaining.

The modern kitchen is fitted with stylish cream shaker-style units, quality appliances, and a picture window offering far-reaching views over the surrounding fields.

The front of the property offers ample off-road parking, an attached garage, and a charming entrance porch that leads into the heart of the home.

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**Salcombe Office**  
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# Property Details

Services:	Mains Electricity, Water and Gas. Gas Central Heating. Private Drainage.
EPC Rating:	Current: D, Potential: C
Council Tax:	Band D
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

## Key Features

- Detached bungalow
- Popular village location
- 3 Double bedrooms
- Enclosed South facing rear garden
- Panoramic countryside views
- Garage and parking
- No onward chain

## 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

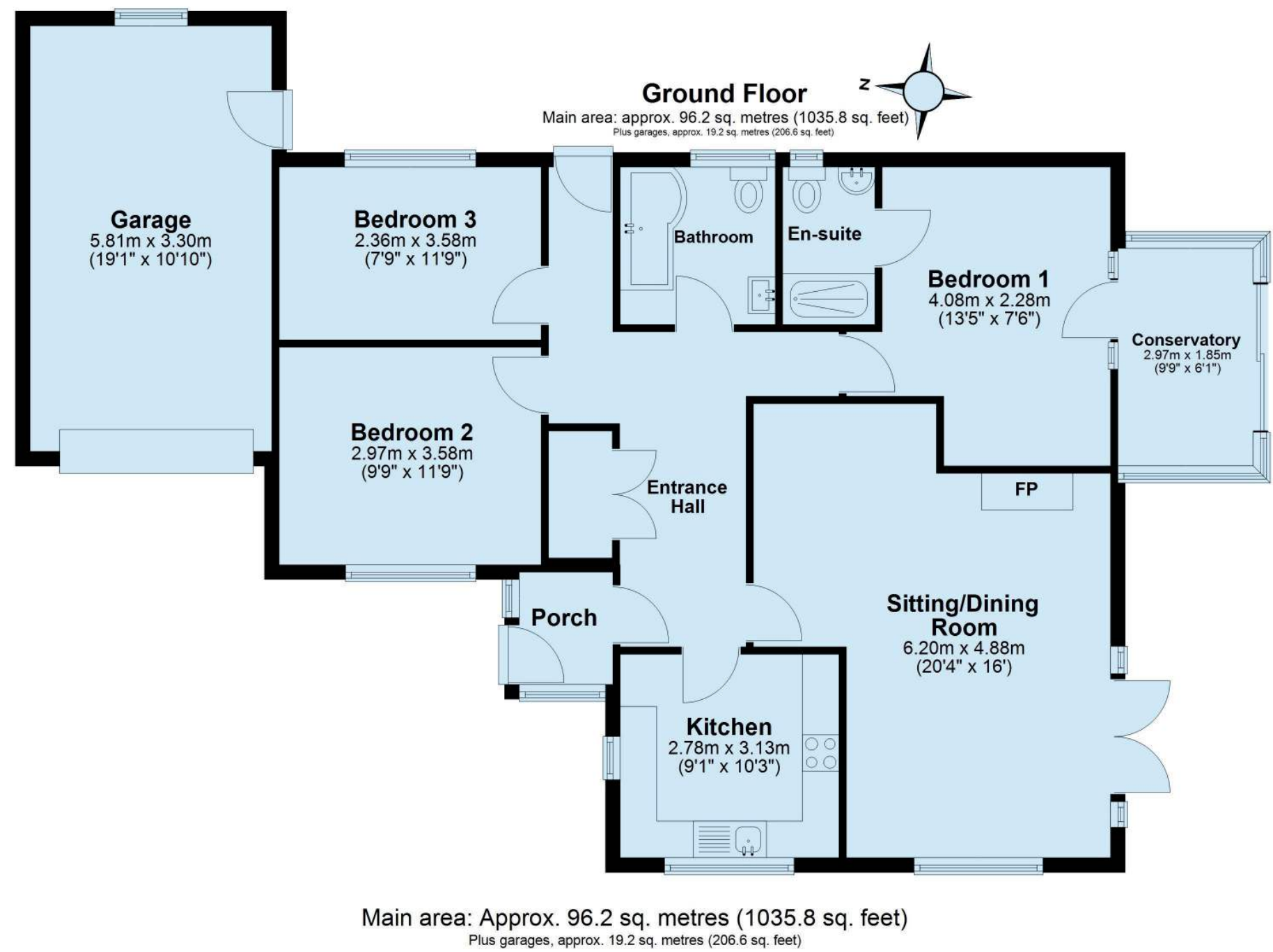
At the centre of Malborough turn off the main road into Collaton Road. Take the second turning right into Jubilee Road. Follow this road to the end of the cul-de-sac where Portlemore Gardens, a private road, will be seen leading off to the right.

## Viewing

Very strictly by appointment only through Marchand Petit (Salcombe Office)  
Tel: 01548 844473



# Floor Plans



IMPORTANT NOTICE 1. These particulars are for guidance 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. 2. 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 Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. 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. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.