

jean
goodman

Jean Goodman Ltd



Cumber Close
Malborough



Offers in Excess of £140,000

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A well presented two bedroom bungalow with UPVC double glazing, well maintained garden to front and a delightful, low maintenance patio garden to the rear plus the added advantage of a garage. The accommodation comprises a porch, entrance hall, large living room, inner hall, two bedrooms, kitchen and bathroom.

Malborough is a popular village lying between Salcombe, the sandy beaches of the South Devon Coast and the market town of Kingsbridge. It has a lively community with a village hall, church, shop and post office, two pubs and a garage with small supermarket. The nearby town of Kingsbridge has a wide range of independent shops, two supermarkets, pubs, restaurants, well renowned schools, a leisure centre with pool and local hospital.

Approaching from the front garden, a partly glazed door leads to an enclosed porch with large window to the side. A further door leads into an entrance lobby which currently houses a fridge and freezer but allows ample space for coats, shoes etc. A third glazed door leads into the

Living Room

A generously proportioned, light and airy room with a large picture window overlooking the front garden, wall lights, electric storage heater, a timber fire surround with shelves and a feature electric fire and ample space for a dining table. An opening gives a view to the kitchen and door leads to the

Inner Hall

With access to the loft, smoke detector, built in broom cupboard, doors to other rooms, open to the

Kitchen

This is fitted with a range of wall and floor units, marble effect work surfaces, stainless steel sink unit, space for electric cooker and provision for a washing machine. There is a Velux window with electric controller and a view through to the sitting room provides additional light.

Bedroom One

A double bedroom with window overlooking the rear garden, a large built in airing cupboard with hot water tank and shelving and an electric storage heater.

Bedroom Two

This is currently furnished as a dining room and has a window to the rear, electric storage heater and glazed door giving access to the rear garden.

Shower Room

A fully tiled room with Velux window with electric controller, an extra large shower cubicle with Selectronic electric shower, pedestal wash hand basin with mixer tap and mirrored cabinet above, WC and ladder style heated towel rail.

Gardens

To the front, the garden has a purpose built bin storage space and a concrete path to the front door. The remainder is partly paved with beds for shrubs and perennial plants. The easy to maintain rear garden, which has no properties behind, is mainly paved with spaces for shrubs and small trees and ample room for outside dining.

Garage

The garage is located in a nearby block.

Services

Mains water, drainage and electricity.

Council Tax

Council Tax Band B (South Hams District Council.)

Energy Rating

EPC Awaiting



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.