

Cumber Close

Kingsbridge

£275,000

The Property:

166 Cumber Close has been thoughtfully updated to create a bright, fresh and welcoming home that is ready to move straight into. With a newly fitted kitchen and bathroom and neutral decoration throughout, it would make an excellent family home, first purchase or investment property.

Entering through the front door, the hallway has stairs rising to the first floor and leads through to the spacious open-plan kitchen, dining and living area, creating a sociable and versatile heart to the home.

The newly fitted kitchen has an electric oven with gas hob and extractor over, together with space for a fridge/freezer and space and plumbing for a washing machine. The sink sits beneath a window overlooking the attractive green to the front.

The living area is particularly bright and airy, a gas fire and fireplace providing a focal point and patio doors opening directly onto the rear garden. There is ample space for both comfortable seating and a dining table. A useful downstairs WC completes the ground-floor accommodation.

Upstairs are three bedrooms, comprising two doubles and a single. The principal bedroom is positioned to the rear and enjoys lovely far-reaching countryside views, which are also enjoyed from the single bedroom. The second double overlooks the green to the front and benefits from a built-in wardrobe.

The newly fitted family bathroom has been finished in a clean, contemporary style and comprises a bath with shower over, WC and wash basin with useful storage beneath.

Outside, the rear garden has been designed with ease of maintenance in mind, with a decked area providing a great spot for outdoor dining and entertaining while making the most of the far-reaching views across the surrounding fields and countryside. A gate provides direct access onto a pathway leading towards the village.













Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

The property also benefits from a garage providing useful storage.

Refurbished and redecorated throughout in neutral tones, this is a home where the next owner can simply move in and add their own finishing touches. Offered with no onward chain, early viewing is recommended.

The Location:

Nestled in the heart of the South Hams, Malborough is a charming village just a short drive from the vibrant market town of Kingsbridge and the stunning beaches of Salcombe. With a strong sense of community, the village offers a range of local amenities, including a primary school, two traditional pubs, a shop, and a village hall. Surrounded by beautiful countryside and coastal walks, Malborough provides the perfect balance of rural charm and convenience, making it an ideal location for families, retirees, and holiday home buyers alike.

Further Information & Services:

Tenure: Freehold with communal managed areas. A service charge of approximately £110 per annum is levied for the upkeep of communal areas and landscape maintenance.
Services: Mains water, sewerage and electric. Gas central heating.
EPC Rating: C
Council Tax: Band B
Construction Type: Standard timber frame to front and rear and brick wall construction. The roof is tiled.
Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.
Broadband Availability: Superfast available with speeds up to 74Mbps (Ofcom) and some mobile providers have coverage in the area.
Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.
Planning or Development Issues: None known.

Viewings strictly by appointment only with Kingsbridge Estate Agents.

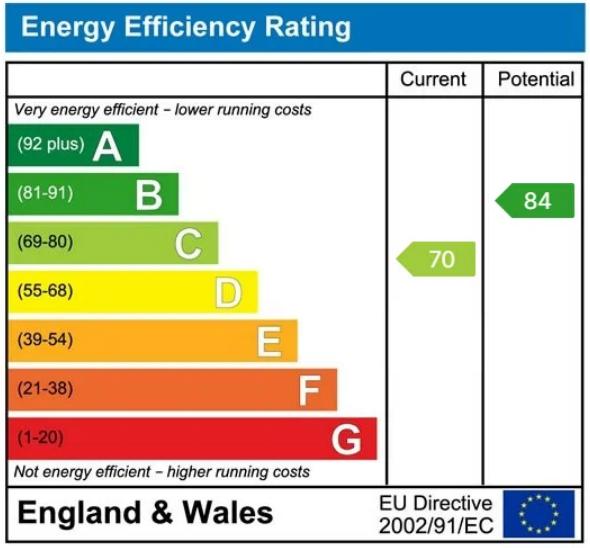






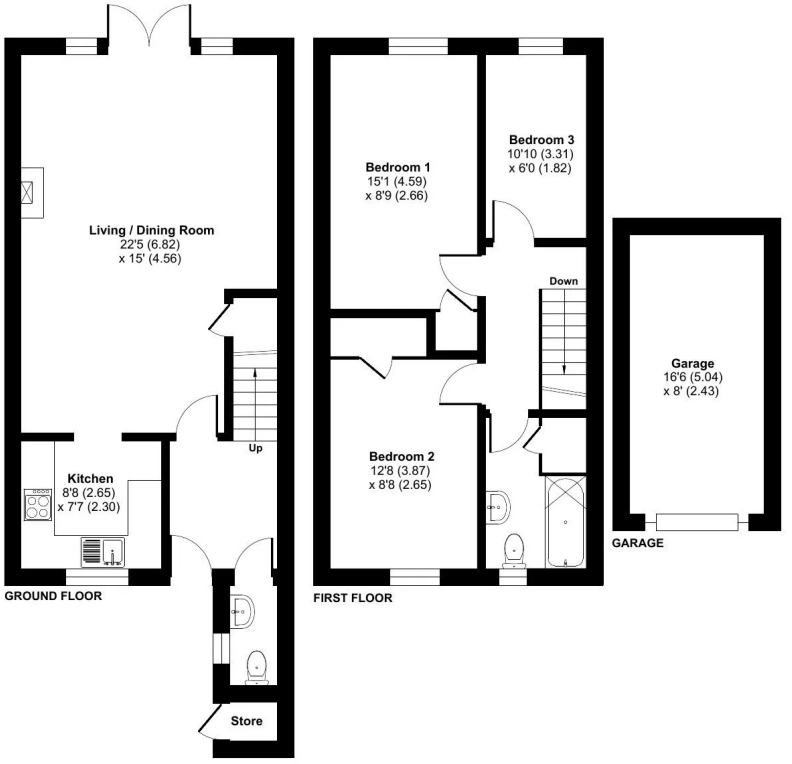






Cumber Close, Malborough, Kingsbridge, TQ7

Approximate Area = 941 sq ft / 87.4 sq m
Garage = 132 sq ft / 12.2 sq m
Outbuilding = 6 sq ft / 0.5 sq m
Total = 1079 sq ft / 100.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1509313

KINGSBRIDGE ESTATE AGENTS

Kingsbridge - Sales

Unit 6 The Anchor Centre Bridge Street Kingsbridge TQ7 1SB

01548856685

sales@kingsbridgeestateagents.co.uk

https://www.kingsbridgeestateagents.co.uk/

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Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.