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5 EASTACOOMBES WAY

MALBOROUGH



TQ7 3DH



## 5 EASTACOOMBES WAY

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### GROUND FLOOR

Entrance Hallway | Kitchen/Dining Room | Utility Room | Living Room | Cloakroom And W/C

### FIRST FLOOR

Family Bathroom | Bedroom 1 With En-Suite | Bedroom 2 | Bedroom 3

### EXTERNAL

2 Allocated Parking Spaces | Private Rear Garden With Patio And Lawn



“A modern 3 bedroom property with views towards the estuary”...

A well-presented semi-detached home enjoying far-reaching views towards the estuary, with well-proportioned accommodation arranged over two floors, a private rear garden and parking for two vehicles.

- Far reaching views towards the estuary and countryside
- 2 allocated parking spaces
- Log burning stove
- Walking distance to village pub, shop and primary school
- Close proximity to Salcombe and Kingsbridge

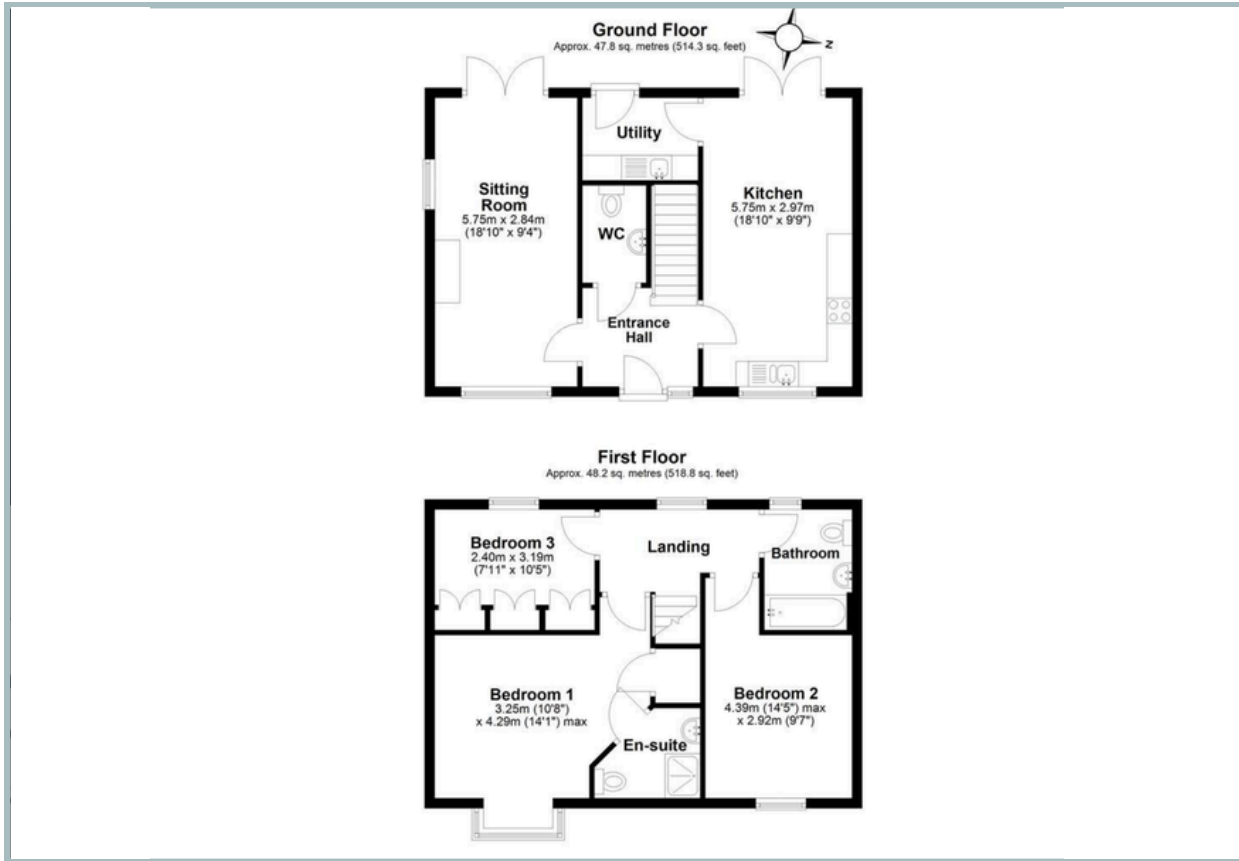
The ground floor comprises an entrance hall with cloakroom/WC. There is a bright sitting room with French doors opening onto the garden and a feature wood-burning stove. The dual-aspect kitchen/dining room also has French doors to the garden and is fitted with modern wall and base units, an integrated oven, ceramic hob with extractor, and space for a fridge/freezer. A separate utility room provides additional storage, plumbing for a washing machine, and direct access to the garden.

On the first floor, the principal bedroom is a generous space with a box bay window enjoying countryside and estuary views, and benefits from a modern en-suite shower room. There are two further bedrooms, along with a family bathroom comprising a bath with shower over.

Externally, the property has a private enclosed rear garden, mainly laid to lawn with established planting, climbers, a patio seating area and space for garden shed. A rear gate provides access to two allocated parking spaces located behind the property.



TOTAL APPROXIMATE AREA: 96 SQ M 1033.1 SQ FT



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Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District

Services: Mains electricity, water and drainage. Air source heat pump.

Service Fee: Approximate payment of 370.00 annually

EPC: Current C (71) Potential B (85)

Viewings: Very strictly by appointment only

Location: 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.

Directions: As you enter Malborough, Eastacombes Way will be on your right. Turn into the estate and follow the road to the left, No.5 will be at the end on your left.

What three words: ///inch.heckler.driven

Salcombe 2.3 miles - Totnes 16.8 miles (Railway link to London Paddington) - Kingsbridge 4 miles  
All approximates