







9 Shute Park

Malborough, Kingsbridge TQ7 3SU

9 Shute Park is a wonderful and well loved family home, conveniently situated in a quiet cul-de-sac on the edge of the village surrounded by the rolling countryside, yet only a short walk to the local amenities that Malborough has to offer.

On the ground floor the property comprises entrance hall with room for shoes and coats, naturally light living/dining room with sliding doors leading out into the front garden, and a separate kitchen with access to the rear garden.

On the first floor you'll find three double bedrooms together with a family bathroom. Outside, the property benefits from an enclosed rear garden which is laid to lawn with patio area, ample off-road parking, South facing front garden and single integral garage. The plot is well-proportioned with space to extend the property subject to planning permission.

The centre of the village is only a short walk away, with good infrastructure including two pubs, a church, village hall, post office, petrol station and a primary school. Malborough lies midway between Kingsbridge and Salcombe ensuring you are never far away from sandy beaches and the amazing South West coast path.

Nearby Salcombe has a pretty Estuary, offering sandy beaches and sheltered waters for a wide range of water sports. There are plentiful opportunities for shopping and a good number of pubs, restaurants and hotels for eating out. Furthermore, 3 miles away is the town of Kingsbridge, which provides a comprehensive range of shops, schooling and other facilities.

A delightful 3 double bedroom semi-detached family home, located in a popular residential location, with front and rear garden, garage, parking and a short walk to the local amenities.

- **Semi detached**
- **3 double bedrooms**
- **Integral garage**
- **Driveway parking**
- **Front and rear gardens**
- **Popular residential location**
- **Off-road parking**
- **Scope to extend STPP**
- **South facing front garden**
- **Close to amenities**
- **Quiet cul-de-sac**

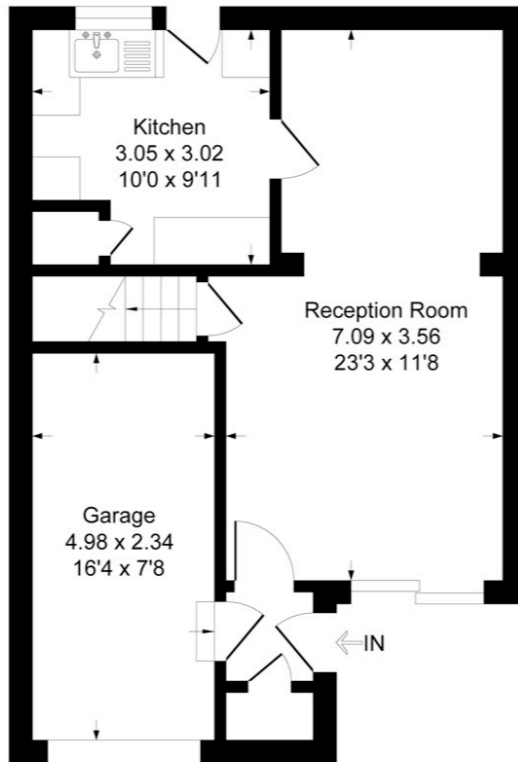


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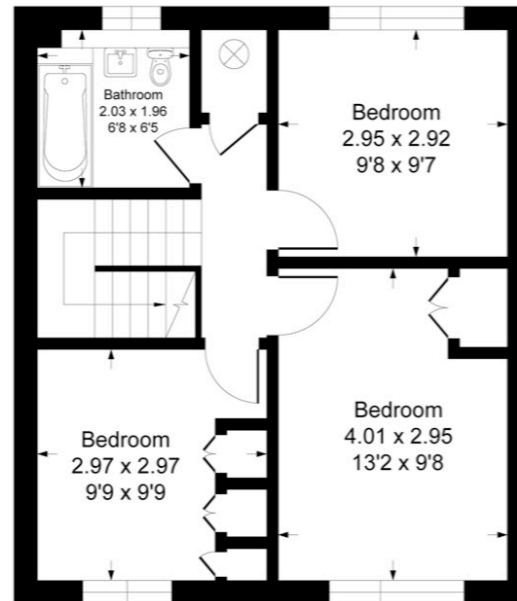
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Approximate Gross Internal Floor Area = 93.1 sq m / 1002 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



First Floor

SERVICES

Mains electric, water and drainage. Electric heating.

COUNCIL TAX

The property is in Council Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 845090

DIRECTIONS

From the A381 in Malborough, turn right into Collaton Road opposite the petrol station, promptly turn right into Lower Town and then left into Well Hill. Proceed along this road and 9 Shute Park will be found on your right hand side after a short distance.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		