# Cream Tea Cottage, 1 Eastacoombes Way, Malborough TQ7 3DH

Luscombe Maye
Waterside Properties

Hotpoint

# Cream Tea Cottage
## Malborough TQ7 3DH

Cream Tea Cottage is an immaculate house, only built about 3 years ago and used since as a private holiday home and therefore presented in 'almost new' condition. With a stunning outlook across farmland towards the Kingsbridge Estuary, this charming property is ready to be moved into and, subject to negotiation, could be purchased with the contents.

The pretty enclosed rear walled garden is a real sun trap and gives access to both the utility room and the kitchen/dining room. An additional sitting room has a wood burning stove and further doors out to the garden. There is also a separate cloakroom on the ground floor.

Upstairs are 3 double bedrooms, a fully tiled family bathroom with the master bedroom having an en-suite shower room, again fully tiled. Outside there are two private parking spaces immediately adjoining the back gate into the garden.

With a footpath from Eastacoombes Way to the rear, you can easily walk into the village to access the pubs, primary school, post office and Co-op supermarket (at the petrol station). There is an hourly bus service in both directions to Salcombe (about 3 miles) and Kingsbridge (about 4 miles).

**An immaculately presented house with outstanding views across farmland to the Kingsbridge Estuary, about 3 years old yet feels almost brand new, on the edge of the village.**

- immaculately presented
- Estuary water views
- stunning outlook over farmland
- kitchen/dining area
- sitting room with wood burner
- separate utility room
- 3 double bedrooms
- master bedroom en-suite
- pretty garden
- two private parking spaces

2 Island Square, Salcombe, Devon, TQ8 8DP
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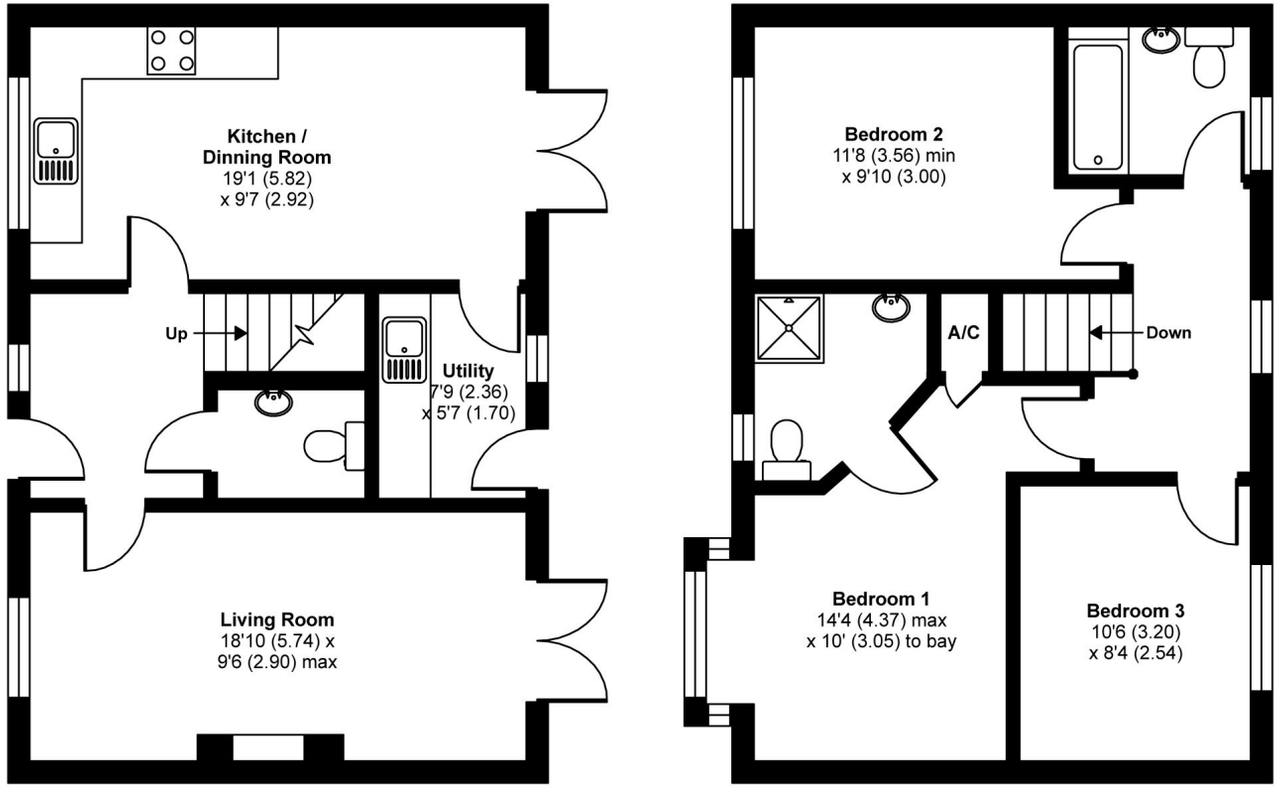
**www.luscombemaye.com**

# Eastacoombes Way, Malborough, Kingsbridge, TQ7

APPROX. GROSS INTERNAL FLOOR AREA 1074 SQ FT 99.7 SQ METRES




GROUND FLOOR

FIRST FLOOR

## SERVICES

Mains electric, water and drainage. Electric heat source central heating.

## COUNCIL TAX

The property is in Council Tax Band D.

## TENURE

Freehold

## LOCAL AUTHORITY

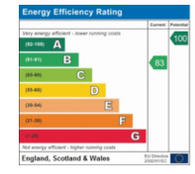
South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

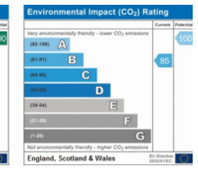
## DIRECTIONS

From Salcombe drive through the village of Malborough, past the petrol station and follow the road round to the right, heading towards Kingsbridge. Eastacommbe Way will be found on the left hand side, on the edge of the village. Turn left into the cul-de-sac and Cream Tea Cottage is immediately on your left hand side (No.1) with the parking behind the house by the back gate.

## VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 845090

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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