



**13 Malborough Park**  
Malborough  
£250,000

*Freeborns*  
ESTATE AGENTS

**\*\*OPEN HOUSE 13/04/2024 FROM 9AM-10AM\*\***  
Call 01803 832 045 to book your appointment.

A well located 2/3 bedroom home in the popular village of Malborough. The property would benefit from some modernisation, however this property possesses front and rear gardens as well as allocated parking and rural views.





# 13 Malborough Park, Malborough, TQ73SR

**THE ACCOMMODATION COMPRISES:**  
(ALL MEASUREMENTS APPROX)

## ENTRANCE HALL

Staircase to first floor, doors to:-

## LOUNGE

Dual aspect room with double glazed window to front and rear aspect, gas fire, picture rails.

## KITCHEN

Double glazed window and double glazed door to rear, range of base and wall mounted cupboards, single drainer stainless steel sink units, space and plumbing for washing machine, space for gas cooker, wall mounted "Britany II T" gas boiler, tiled splashback, understairs cupboard.

## DINING ROOM

Double glazed window to front, wall mounted storage cupboard.

## FIRST FLOOR LANDING

Double glazed window to rear, doors to:-

## BEDROOM ONE

Dual aspect room with double glazed windows to front and rear, built in wardrobe.

## BEDROOM TWO

Double glazed window to front, recessed wardrobe, loft access hatch.

## BATHROOM

Double glazed window to rear, panelled bath with shower over, vanity unit with inset wash hand basin, close coupled WC, part tiled walls, wall mounted electric fan heater, built in airing cupboard.

## REAR GARDEN

Mainly laid to lawn with concrete pathway to a rear access gate, greenhouse.

## EPC - E

## COUNCIL TAX BAND - C

Amount payable approx £2109 per annum.

## TENURE

Freehold.

## CONSUMER PROTECTION FROM UNFAIR TRADING

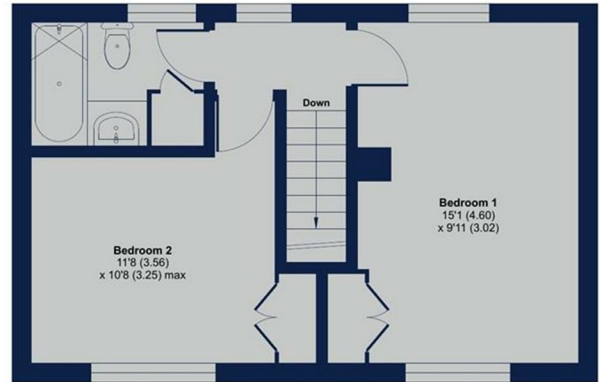
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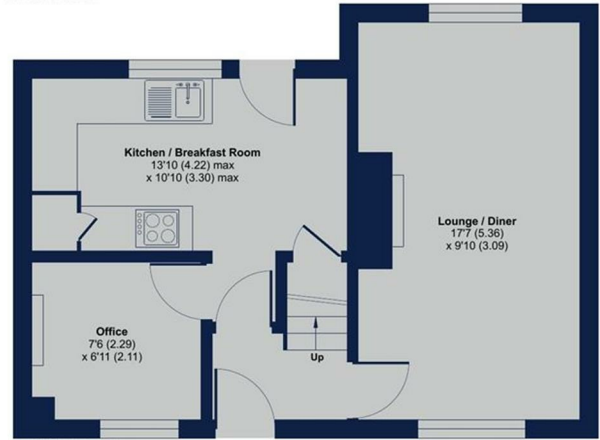


## Malborough Park, Malborough, Kingsbridge, TQ7

Approximate Area = 763 sq ft / 70.8 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Freeborns Estate Agents. REF: 1107691



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