

7 Ernesettle Road | Higher St Budeaux | PL5 2EZ

Guide £180,000-£190,000

A delightful cottage style property situated within Higher St. Budeaux.

The property offers the best of both worlds, with a charming feel, yet matched with modern benefits.

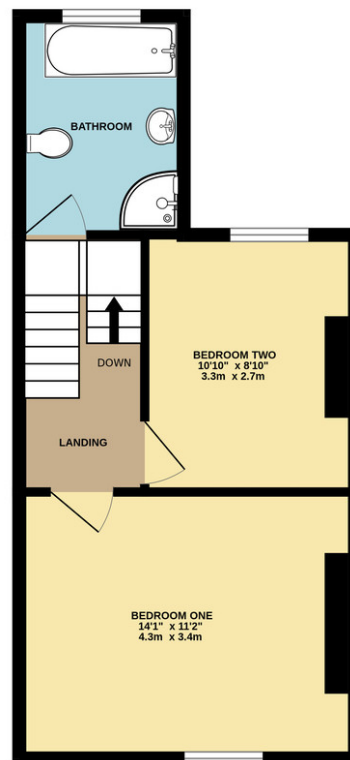
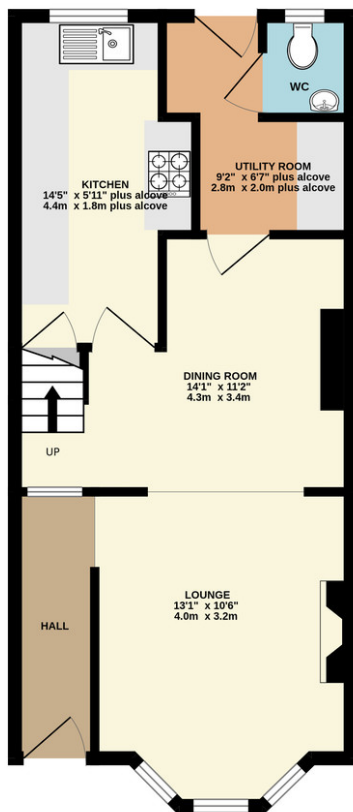
Upon inspection you will find, an entrance hall, lounge, dining room, kitchen, utility and WC on the ground floor. Whilst the first floor offers two double bedrooms and spacious bathroom. Outside is a decked area, raised beds, further gravelled seating area and off road parking, all enjoying a sunny Westerly aspect.

- Cottage Style Property
- Two Double Bedroom
- Gas Central Heating System
- Upvc Double Glazing
- Downstairs WC
- Westerly Rear Garden
- Off Road Parking
- Close To Local Facilities



GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.

FIRST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



Contact Details

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements