



## 1 Little Meadow Cottages

Dartmouth

Guide price £380,000

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ESTATE AGENTS

**\*\*WATCH THE FULLY NARRATED GUIDED VIDEO TOUR NOW\*\*** A charming semi-detached cottage situated in the rural village of Capton with lovely countryside views over the South Hams. With its refurbished accommodation and proximity to Dartmouth, this property would make the ideal family home.



# 1 Little Meadow Cottages, Capton, Dartmouth, TQ6 0JE

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

## ENTRANCE HALL

Double glazed window to front, radiator, wood effect ceramic tiled floor, door to:-

## UTILITY/WC

Double glazed window to front, close coupled WC, wash hand basin, space for a dryer machine, wood effect ceramic tiled floor.

## DINING ROOM

Double glazed window to rear, radiator, cast iron fireplace with wooden surround and tiled hearth, engineered wood flooring, opening to:-

## LOBBY

Double glazed window to rear, staircase to first floor, door to:-

## SITTING ROOM

Dual aspect room, double glazed window to front, double glazed French doors to rear, fireplace with log burner, radiator.

## CONSERVATORY

Of uPVC doubled glazed construction and a pitched polycarbonate roof, double glazed French doors to rear garden.

## KITCHEN

Dual aspect room with double glazed window to front and to side, door to rear leading out to the rear garden, range of base kitchen units, worksurfaces, butler sink with swan neck mixer tap, inset induction hob, built in oven under, extractor chimney hood above, built in utility cupboard, housing oil fired boiler, radiator, washing machine and dishwasher, tiled floor, wall mounted spotlights, ceiling mounted spotlights.

## FIRST FLOOR LANDING

Double glazed window to front, radiator, loft access hatch, doors to:-

## BEDROOM ONE

Double glazed window to rear, radiator.

## BEDROOM TWO

Double glazed window to rear, radiator, door to ensuite.

## ENSUITE SHOWER ROOM

Shower enclosed with "mira Jump" electric shower, pedestal wash hand basin, close coupled WC, chrome heated towel rail, wood flooring, extractor fan, recessed ceiling downlighter.

## BEDROOM THREE

Double glazed window to front with countryside view, radiator.

## FAMILY BATHROOM

Double glazed window to front, modern white suite comprising bath with shower over, vanity unit with work surface and built in sink, hidden cistern WC, chrome heated towel rail, tiled floor, part tiled walls.

## REAR GARDEN

Landscaped with area of lawn, rockery with a range of established plants, Devon stone wall to rear, seating area.

## FRONT GARDEN

Mainly laid to lawn, planting border, garden store, front gate leading to footpath up to parking area.

## SIDE GARDEN

Raised planting box, green house.

## PARKING

Parking for 2 vehicles.

## PLEASE NOTE

The Devon Covenant applies to this property.

## TENURE

Freehold

## EPC RATING - E

## COUNCIL TAX BAND D

Amount payable approx £2261

## CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

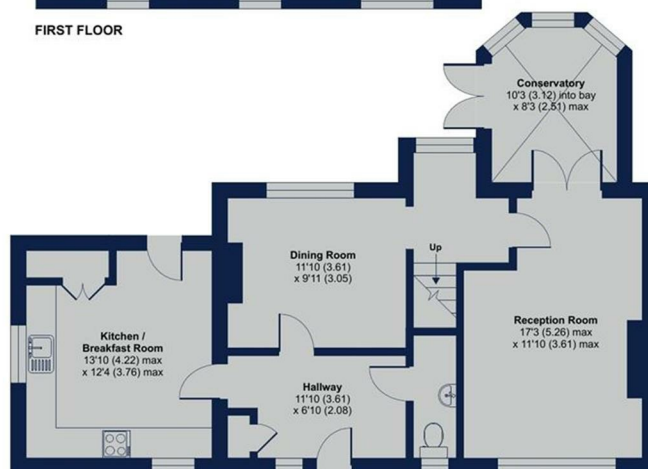
## Little Meadow Cottages, TQ6

Approximate Area = 1243 sq ft / 115.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Freeborns Estate Agents. REF: 1083702



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