



Washwalk Mill
Blackawton
£1,300

Freeborns
ESTATE AGENTS

A charming 3 bedroom cottage in an idyllic valley close to the popular village Blackawton with its primary school, pub and shops. This property is available part furnished and has parking for 2 vehicles and a garden.



Washwalk Mill Blackawton, TQ9 7AE

DIRECTIONS

From the George Inn in the centre of Blackawton proceed along the main street with the George Inn on your left hand side, continue into Vicarage Road before turning right into Millcombe and follow the lane down toward the bottom of the valley where the turning for Washwalk Mill can be found on your right hand side. Proceed down this lane until the end.

(Please note the final approach to the property is via a narrow unmaintained lane)

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

ENTRANCE PORCH

KITCHEN

A range of oak base and eye level units with oak worktop, integrated oven and hob, undercounter fridge and freezer, space and plumbing for dishwasher, stainless steel sink and drainer with mixer tap, tiled floor and splashback, window to rear.

CLOAKROOM/ UTILITY

Low level WC, wash hand basin, space and plumbing for washing machine, window to rear.

LOUNGE

Log burning stove set on feature stone hearth, tiled floor, window to front, sliding patio doors to patio.

STAIRS RISE TO:-

FIRST FLOOR

LANDING

Ladder to:-

LOFT AREA

(Limited head height) Fully floored, decorated, lit and with roof window.

BEDROOM ONE

Storage cupboard, window to front.

BEDROOM THREE

2x Storage cupboards, window to front.

BEDROOM TWO

Storage cupboard, windows to front and side.

BATHROOM

3 piece suite comprising of panelled bath, low level WC and wash hand basin, window to rear.

OUTSIDE

To front of the property is parking for 2 cars. There is a paved terrace and lawn area and the further shared use of a small adjoining field which is currently left to nature.

UTILITIES

Heating, electric, septic tank and council tax - 40% of bill shared with adjoining property (until property separated). Spring water - free. Tenant responsible for servicing the log burner.

PLEASE NOTE

NO SMOKING IN PROPERTY AND NO MULTIPLE OCCUPANCY. References required together with a holding fee of 1 weeks rent and deposit of 5 weeks rent.

EPC AWAITING.

COUNCIL TAX BAND E

Amount payable approx £2899 per annum.

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.

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Approximate Gross Internal Area
990 sq ft - 92 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
Produced by The Plan Portal/Potterplans Ltd. 2024



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