



**Myrtle Cottage Church Lane**  
Slapton  
£1,200

*Freeborns*  
ESTATE AGENTS

A well presented character cottage available for a WINTER LET from October.

This property benefits from attractive gardens and conservatory, period features, an en-suite and a 4 piece family bathroom, as well as three double bedrooms.





# Myrtle Cottage Church Lane, Slapton, TQ7 2QS

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

**FRONT DOOR LEADS TO:-**

**ENTRANCE HALL**  
Window to front.

Door leads to:-

**SITTING / DINING ROOM**

Large stone fireplace with slate hearth and woodburner, exposed beams, window to side.

**CONSERVATORY**

Radiator. Door leads to garden.

**KITCHEN / BREAKFAST ROOM**

A range of base and wall mounted units with granite worktop over, built in eye level oven and ceramic hob with extractor hood, under counter washing machine and integrated fridge freezer, one and a half sink with mixer tap, cupboard housing oil fired central heating boiler, window to rear.

**FIRST FLOOR LANDING**

Cupboard with hanging rail.

**BEDROOM ONE**

Radiator, windows to rear and side.

**EN SUITE SHOWER ROOM**

3 piece suite comprising low level WC, wash hand basin and shower cubicle with 'Triton' electric shower. Extractor fan and loft access.

**BEDROOM TWO**

Radiator, window to side.

**BEDROOM THREE**

Period fireplace, radiator, window to front.

**BATHROOM**

4 piece suite with roll top bath, low level WC, pedestal wash hand basin and shower cubicle. Fitted storage cupboard, access to loft and window to side and rear.

**OUTSIDE**

To the side, an attractive lane leads to the front of the house with mature shrubs and trees lining a paved path.

To the rear, a terrace overlooking a lawned good sized garden. Towards the end of the garden is a summer house, table and chairs and a rotating clothes line.

**SERVICES**

Electricity, water, oil fired central heating and drainage are connected.

**COUNCIL TAX BAND C**

Approx payable £2109 per annum.

**EPC RATING - E**

**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.

This property is a winter let, available from 20th September on a 6 month AST.

Pets considered.

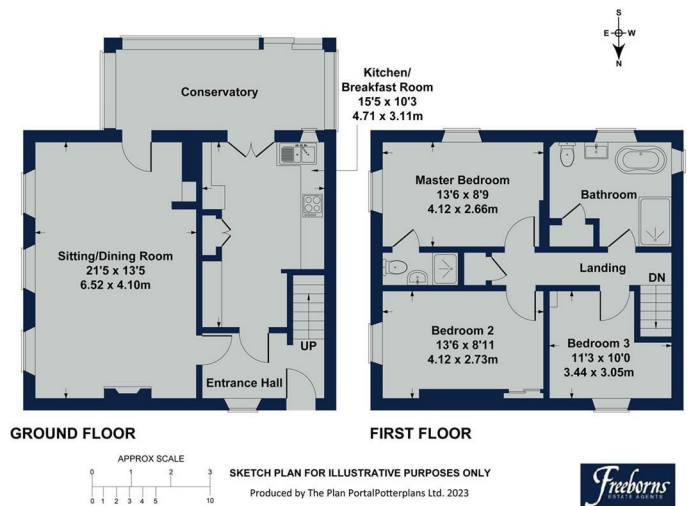
There may be a discount applied if only 2 of the bedrooms are used.

**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.

## Myrtle Cottage, Church Lane, Slapton, TQ7 2QS

Approximate Gross Internal Area  
1168 sq ft - 108 sq m



1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

**Freeborns**  
ESTATE AGENTS

