



2 Bradford Cottages

Buckland Monachorum, Yelverton, Devon, PL20 6ES

Guide Price £350,000



Property

Extended character cottage situated on the western edge of Dartmoor National Park, on the outskirts of a sought-after village, with delightful garden and off road parking. No onward chain.

The accommodation briefly comprises:

Entrance porch, hall, sitting room, open plan dining area, kitchen, utility room, cloakroom, four first floor bedrooms, bathroom, range of outbuildings used as storage and workshop, garden and off road parking.

Accommodation

Entrance door leads to:

Porch – 3' 5 x 3' 2 (1.04m x 0.99m)

Tiled flooring, part glazed door and further door to:

Hall – 4' 10 x 3' 5 (1.52m x 1.07m)

Staircase rises to the first floor, coat hooks, door to sitting room/dining room.

Sitting Room – 11' 8 x 10' 8 (3.61m x 3.28m)

Double glazed window to the front with deep sill, window seat and shutters, fireplace with brick surround housing multi fuel stove, radiator, open access to kitchen and open access through to:

Dining Room – 17' x 6' 8 (5.19m x 2.06m)

Two double glazed windows to the rear overlooking neighbouring fields, under stairs storage recess.

Kitchen – 14' 2 x 5' 7 (4.32m x 1.75m)

Bespoke cream shaker style kitchen units with granite work tops, inset sink with mixer taps, electric hob with stainless steel hood, integrated oven and grill, fridge freezer and dishwasher, oak flooring, radiator, part glazed door to front, further door to:

Utility Room – 5' 2 x 4' (1.57m x 1.23m)

Continuation of the same style kitchen cupboards with granite work tops, space and plumbing for automatic washing machine and tumble dryer.

Cloakroom – 5' 7 x 2' 3 (1.75m x 0.69m)

Fitted with pedestal wash hand basin and low level w.c., radiator and extractor fan.



First Floor Landing

Access to loft, airing cupboard housing hot water cylinder and Heatrae Sadia Amptec electric boiler.

Bedroom 1 – 12' 9 x 9' 1 (3.92m x 2.76m)

Double glazed window with shutters to the front with views over the garden, built-in walk-in wardrobe/cupboard, radiator.

Bedroom 2 – 8' 4 x 8' 3 (2.55m x 2.53m)

Double glazed window to the rear with deep sill and views over the neighbouring fields, radiator.

Bedroom 3 – 8' 10 x 6' 4 (2.74m x 1.96m)

Double glazed window with deep sill to the rear with views over the neighbouring fields, radiator.

Bedroom 4 – 9' 8 x 5' 9 (2.97m x 1.80m)

Double glazed dormer window to the front with views over the garden, radiator.

Bathroom – 8' 7 x 5' 9 (2.66m x 1.81m)

Panelled bath with shower over, pedestal wash hand basin, low level w.c., heated towel rail, extractor fan, velux window.

Outside

At the foot of the garden there is a parking area/hardstanding for two vehicles. A pedestrian gate which also serves the neighbouring property leads to the entrance door with access to the outbuildings.



The pretty gardens are well stocked with a variety of mature trees, shrubs, flower beds and raised vegetable beds. There is also a seating area.

Outbuildings

Garden Store 1 – 7' 3 x 5' 8 (2.21m x 1.78m)

Workshop – 8' 8 x 6' 10 (2.67m x 2.13m)

With window to garden

Garden Store 2 – 5' 8 x 2' 10 (1.78m x 0.91m)

Garden Store 3 – 4' 3 x 3' 3 (1.30m x 1.02m)

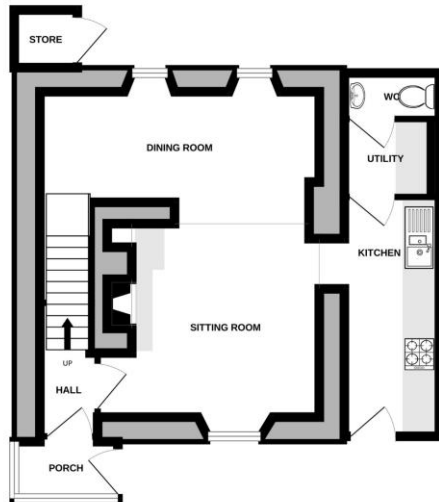
*Please note the neighbouring property has pedestrian access along the path and rear.

Council Tax Band: C

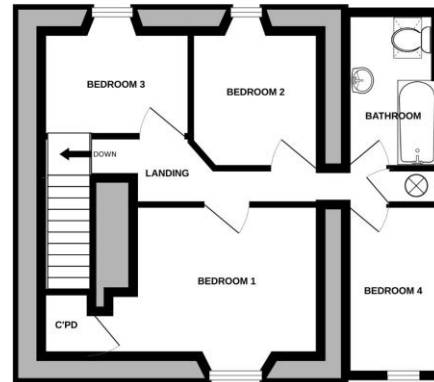
Local Authority: West Devon

Postcode for SatNav: PL20 6ES

GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.




1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



IMPORTANT NOTICE/CONSUMER PROTECTION REGULATIONS

While we endeavour to provide accurate and reliable sales details, they are intended as a general guide only. If there is any point of particular importance to you, please make prior contact with our office, especially if you contemplate travelling some distance to view the property. The agent has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or a surveyor. Photographs produced with wide angle lens, unless stated. All measurements are approximate and calculated between the major prevailing and opposing wall/skirt board surfaces, subject to bays, alcoves, projections, etc. as quoted. In the case of an irregular size room an average measurement may be quoted.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

VIEWINGS STRICTLY BY APPOINTMENT

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