



3 New London Cottages

Princetown, Yelverton, Devon, PL20 6QU

Price Guide £370,000



Property

Offered with no onward chain, a semi-detached extended character cottage situated in a quiet location off a private moorland track, just outside the village. The property has had significant improvements over the last few years that include an extension, rewiring & plumbing, installation of a woodburning stove and double glazed windows, natural materials including wood and slate have been extensively used throughout.

The accommodation briefly comprises: open lobby, utility room, open plan living room/dining room & kitchen, inner hall, bathroom, two bedrooms and a master bedroom suite, private gardens, garage and off road parking.

Accommodation

Entrance door to:

Open Lobby

With tiled flooring, double glazed window to the front with solid wooden sill, door to:

Utility Room

Fully tiled walls and floor, two double glazed windows overlooking the garden, plumbing for automatic washing machine, shelving.

Open Plan Living Room/Dining Room & Kitchen – 32' 8 x 11' 6 (9.95m x 3.50m)

Solid wooden flooring, staircase rises to the first floor, stone fireplace housing multi fuel stove, exposed stone walls, recessed lights.

Kitchen Area

To be completed, with stainless steel sink, double glazed windows to the front and side, further double door and double glazed window to the front overlooking the garden, access to:

Inner Hall

With doors to bedrooms 2 & 3, bathroom and fish tank plant room, solid wooden floor, built-in cupboards and shelving.

Bathroom – 7' 11 x 5' 1 (2.41m x 1.55m)

Fitted with bath with mixer taps and shower over, low level w.c.m over sized wash hand basin on pedestal with cupboard below, tiled walls and flooring, extractor fan, heated towel rail, electric shavers point.



Bedroom 3 – 11' 9 x 8' 6 (3.58m x 2.60m)

Double glazed window to the front overlooking the garden, radiator, solid wooden flooring.

Bedroom 2 – 12' 5 x 8' 8 (3.78m x 2.65m)

Double glazed window to the side, solid wooden flooring, built-in wardrobes, radiator.

First Floor

Small landing with access to:

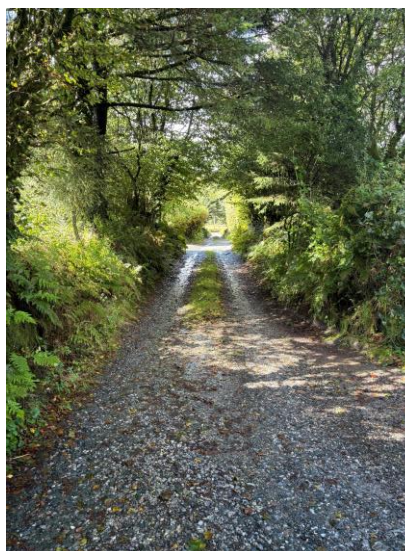
Master Bedroom Suite

Ensuite Shower Room – 11' 2 x 7' 7 (3.40m x 2.32m)

Tiled flooring, double glazed window with solid wooden sill, radiator, wash hand basin in vanity unit with shelving, shower cubicle and sauna, access to:

Bedroom Area – 11' x 10' 6 (3.36m x 3.19m)

Solid wooden flooring, double glazed window to the side with moorland views, radiator, built-in wardrobes.



Outside

The property is accessed via a moorland track on the edge of the village with driveway providing off road parking and access to:

Garage – 12' 4 x 11' 10 (3.76m x 3.60m)

With timber doors.

Gardens

There are good size gardens with paved path leading to the entrance door. A terrace at the front of the property overlooks the garden.

Council Tax Band:

B

Local Authority:

West Devon

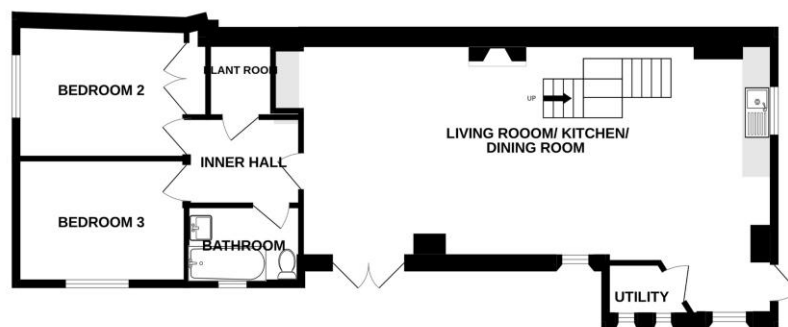
Postcode for SatNav:

PL20 6QU

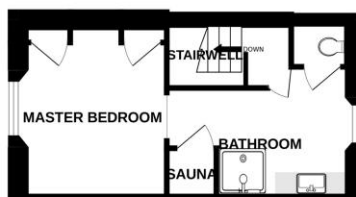
What3words Directions:

vanish.resembles.dimes

GROUND FLOOR
894 sq.ft. (83.0 sq.m.) approx.



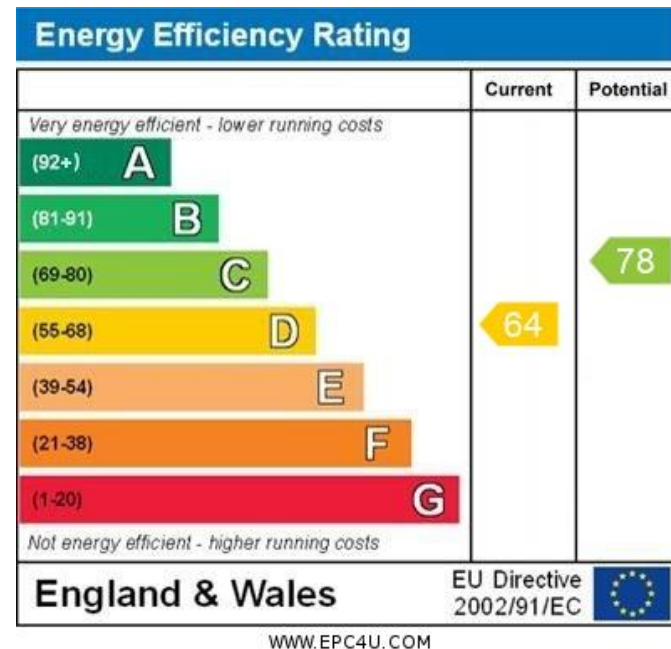
1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 1178 sq.ft. (109.4 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements

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.



VIEWINGS STRICTLY BY APPOINTMENT

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