



8 Station Road

, South Brent, TQ10 9BE

£220,000



This charming end-terraced cottage is in a village location, close to local amenities & is being offered with no onward chain. The accommodation is full of character & has been well maintained throughout, briefly comprising a lounge/diner, kitchen & ground floor bathroom together with 2 bedrooms & a sun terrace leading from bedroom two.



STATION ROAD, SOUTH BRENT, TQ10 9BE

ACCOMMODATION

Obscured uPVC double-glazed door opening into the lounge/diner.

LOUNGE/DINER 18'11" x 11'4" (5.78 x 3.47)

Wood-burner (not checked) set upon a stone hearth with surround and wooden mantel over. Storage cupboard. Door opening to the kitchen. uPVC double-glazed window to the front elevation. Open staircase ascending to the first floor landing.

KITCHEN 10'7" x 5'1" (3.25 x 1.56)

Matching base and wall-mounted units incorporating a roll-edged laminate worktop with inset stainless-steel sink. Spaces for a fridge/freezer, washing machine and cooker. uPVC double-glazed window to the rear elevation. Door opening to the bathroom. Obscured uPVC double-glazed door to the side elevation.

BATHROOM 7'5" x 4'9" (2.27 x 1.45)

Panelled bath with mixer tap and shower attachment over, pedestal wash handbasin and a mid-level wc. Extractor fan. Obscured uPVC double-glazed window to the side elevation.

FIRST FLOOR LANDING 3'11" x 2'7" (1.20 x 0.80)

Doors providing access to the first floor accommodation. Wall-mounted boiler. Drop-down hatch providing access to the loft space.

BEDROOM ONE 11'6" x 10'0" (3.51 x 3.07)

Built-in wardrobe with storage above. uPVC double-glazed window to the front elevation.

BEDROOM TWO 11'3" x 6'4" (3.43 x 1.95)

Built-in wardrobe with storage cupboards above. uPVC double-glazed door opening to the sun terrace.

SUN TERRACE

The sun terrace is westerly-facing sun and laid to stone slabs, enclosed by a guard rail, decorated with pot plants.

OUTSIDE

The property is approached via a public footpath.

COUNCIL TAX

South Hams District Council
Council Tax Band: B

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

WHAT3WORDS

///remembers.minds.steers

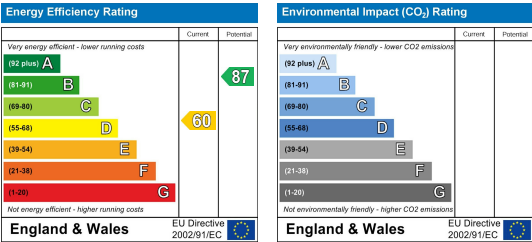
Area Map



Floor Plans



Energy Efficiency Graph



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