



5 Moor Farm Cottages

East Portlemouth, TQ8 8PW

£169,950



What would you like most in your new holiday home? A coastal, yet rural home to enjoy when you are here and to earn income from when you are not. Across the estuary from Salcombe is this 1 bed holiday home with boat/bicycle storage, parking and grounds. Spend the days exploring and the evenings cosily at home. And as an added benefit you have The Pigs Nose Inn as your local pub!



Location:

East Portlemouth is a popular estuary village, with a passenger ferry and water taxi service to Salcombe on the opposite side of the estuary where you will find a bustling town with designer shops, pubs and restaurants. Salcombe is renowned for its sailing and boating facilities and is located beside one of the loveliest estuaries in the South West, with miles of sheltered water and fine sandy beaches on either side. There are excellent pubs in the neighbouring villages of East Prawle and South Pool, and easy links to Kingsbridge.

The Property:

5 Moor Farm Cottages forms part of a larger barn conversion and is a beautifully presented one bedroom ground floor apartment. Set in a rural location, the property offers peace and quiet with stunning countryside views, ample parking and well maintained communal grounds, allocated storage in a treble garage and additional space for boat storage. The beaches of Lannacombe Bay and Mill Bay are within easy reach, as are the many wonders of the south west coastal path with an abundance of walks which will often end up for some lunch or refreshment at the popular Pigs Nose pub. The accommodation comprises an entrance hall, dual aspect kitchen/living room, a double bedroom and bathroom.

Entrance Hall:

Part glazed UPVC front door, double storage cupboard, solid wood flooring and a radiator. Doors to;

Kitchen/Living Room:

An open plan dual aspect room with solid wood flooring, radiator and window seat from which far reaching countryside views can be enjoyed. The kitchen area is fitted with a range of modern wall and floor units with roll edge work surfaces, stainless steel sink unit, and built in hob with extractor hood. There is space and plumbing for a washing machine, and also space for an undercounter fridge. Radiator under worktop.

Bedroom:

A lovely bedroom with a range of built in storage, wooden flooring and radiator. The window offers further countryside views, which can be enjoyed from bed whilst having your morning coffee.

Bathroom:

With tiled walls and floor, the white bathroom suite comprises a panel bath with shower over and shower screen, wash hand basin with mixer tap set in a vanity unit with a concealed cistern WC. Other features include a heated towel rail, mirror with internal lighting, and an obscure glazed window faces the front of the property.

Outside:

Set in communal grounds which are mainly laid to lawn, there is ample parking, a treble garage within which the property has its own designated storage area and an additional boat storage space.

The property can not be used as a main or principle residence and therefore lends itself to be the perfect home away from home, as well as a holiday let proposition with ample parking, and lovely communal gardens for guests to enjoy

Leasehold Information;

The property has a lease remaining of 158 years with a monthly maintenance charge of £151 pcm which includes;

- All hot water
- All heating
- Buildings Insurance
- Maintenance of all communal areas including grass cutting
- Weekly flat inspections
- Puts the bins out each week
- Use of an outside tap & power point

Water rates are approximately £200 per year (no water meter)

Usage restricted between 1 January - 14 February

Property is standard stone and tiled roof construction

Council Tax: South Hams District Council. Band A

Tenure: Leasehold

Services: Mains electricity, water, Communal Oil fired heating

EPC Rating: C

Construction: Stone in part under a tile roof.

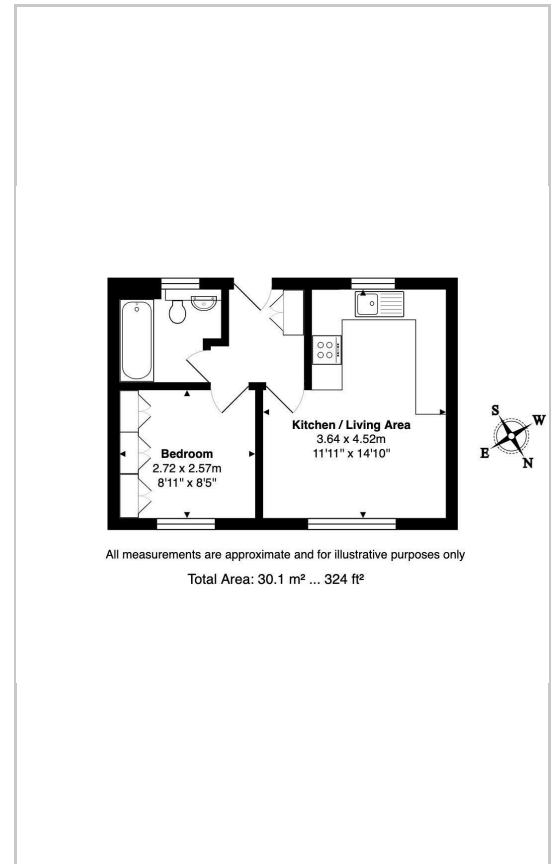
Broadband: ADSL Standard upto 15 Mbps available locally (Ofcom)

Mobile Coverage: A choice of providers locally. (Ofcom)

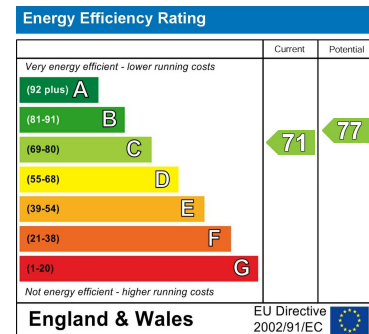
Area Map



Floor Plans



Energy Efficiency Graph



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