



MILLARD
COOK

HIGHER COTTAGE

BROOK STREET, SLAPTON, TQ7 2PW

Village 3 bedroom house with gardens and a garage.



Higher cottage is a charming 3 bedroom attached property situated in the delightful village of Slapton. Built of stone with a pitched roof, the property over the years has been extended and renovated however today, requires updating to suit today's lifestyle.

The property benefits from a good size living room, a kitchen, 3 bedrooms, an occasional bedroom and a bathroom whilst to the outside, mature front and rear gardens and a very useful garage suitable for a small/medium sized vehicle. For those wishing to purchase a holiday home or permanent residence, Higher Cottage offers huge potential in this popular coastal village.

Accommodation

Door to entrance porch overlooking the front, southerly aspect. The double aspect sitting room has exposed timbers and a large stone fireplace with inset gas fire. Window and seat overlooking the front aspect and door to the outside. Stairs rising and a cupboard under.

The kitchen has a range of drawers, cupboards and wall cupboards with a sink unit, hob, oven, extractor with space for a fridge, tumble dry and a washing machine space. Window overlooking the southerly facing views. Door leads to a foyer with a useful pantry, a cloakroom and to the integral garage.

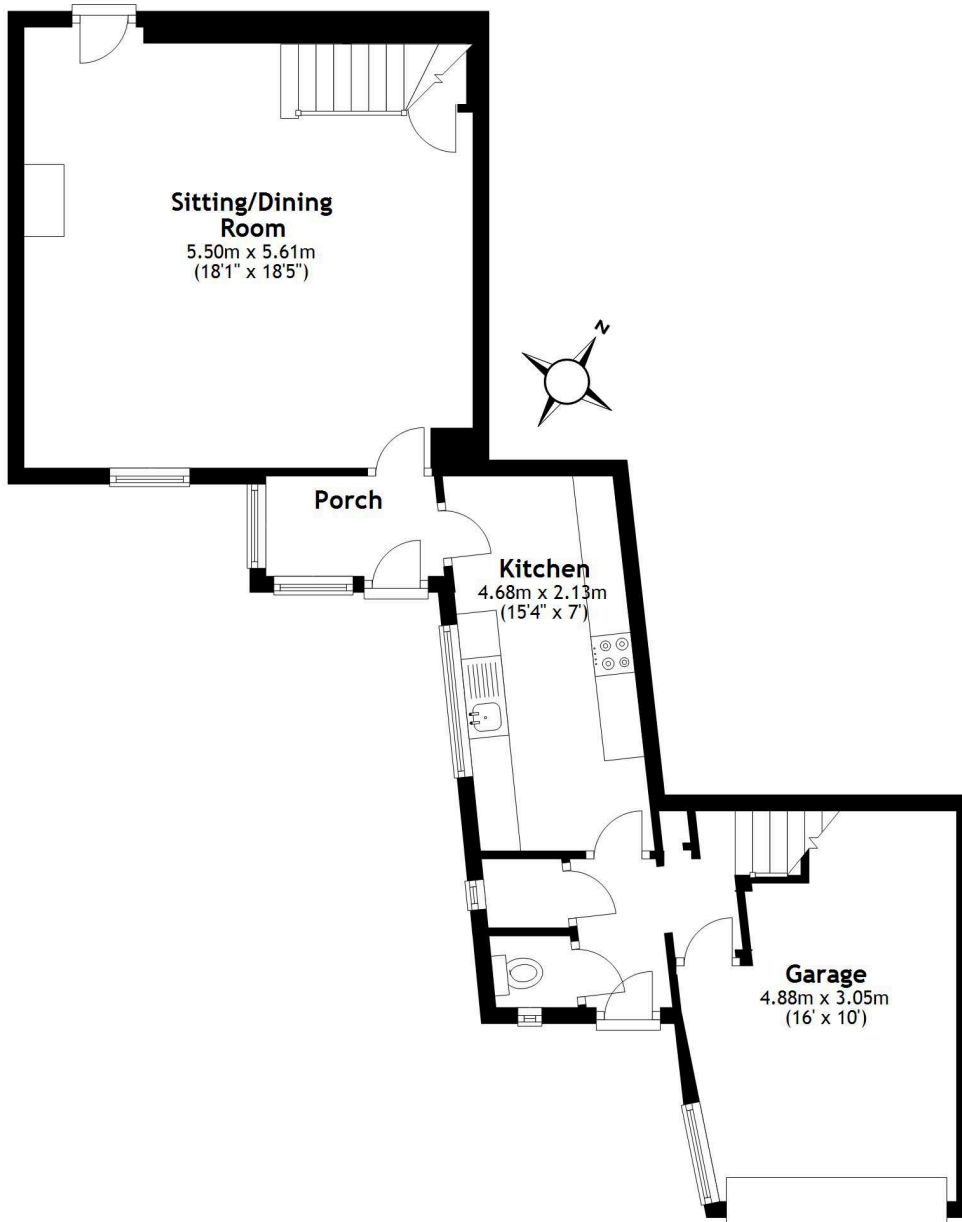
Above, is Bedroom 3 with exposed vaulted ceilings, large window and a skylight.





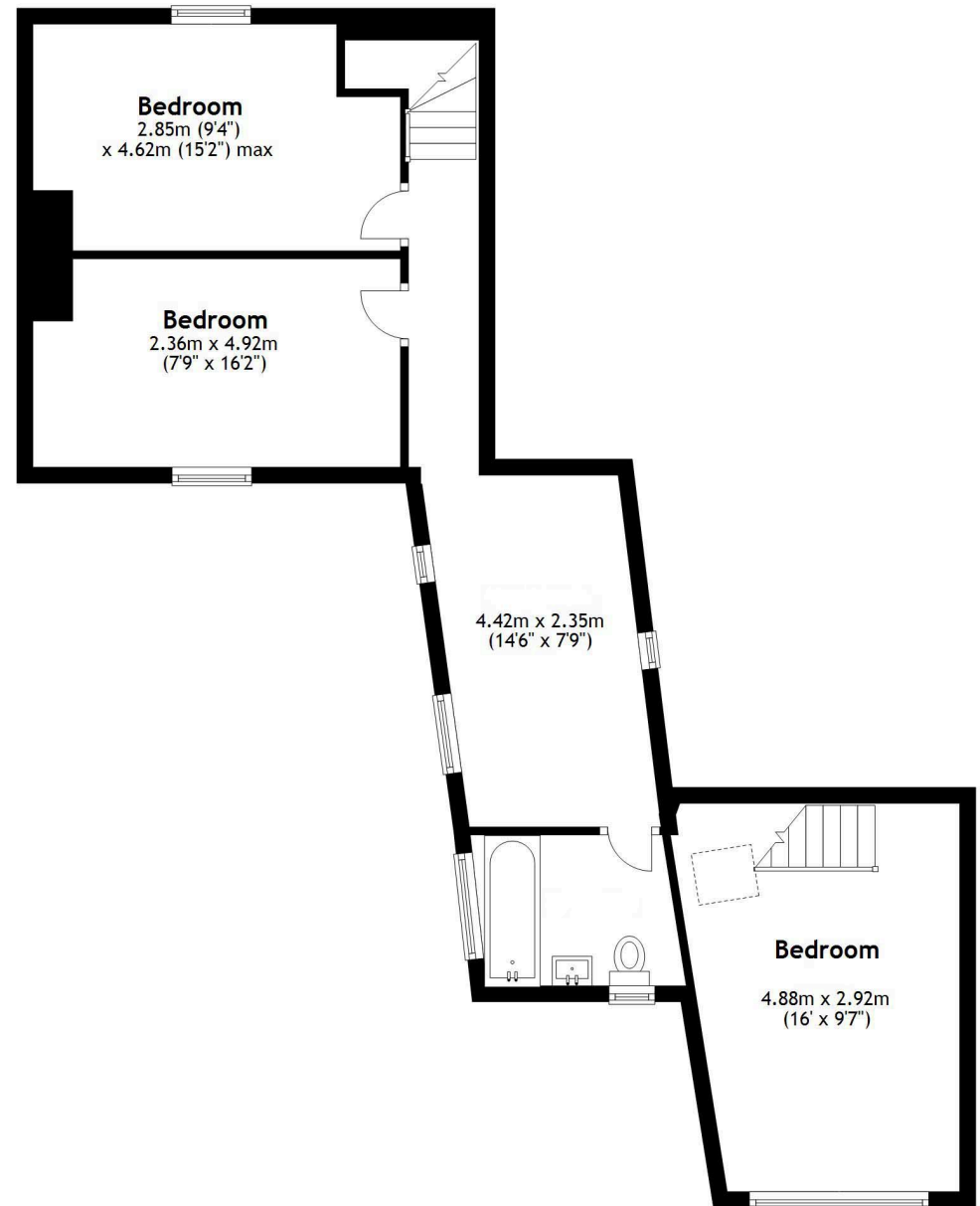
Ground Floor

Approx. 65.1 sq. metres (700.6 sq. feet)



First Floor

Approx. 62.1 sq. metres (668.1 sq. feet)



Total area: approx. 127.2 sq. metres (1368.6 sq. feet)

Higher Cottage, Slapton

First floor

Bedroom 1 is a good size with a window overlooking the front aspect. Recess area for a wardrobe.

Bedroom 2 with window seat overlooking the rear garden.

From the landing and occasional bedroom area with cupboard housing hot water cylinder tank with views across the village. This leads to the bathroom with a bath, shower above, WC and a handbasin.



To the outside

To the front, access leads to an integral garage for a small vehicle with up and over door. A pathway leads to the front porch and garden, a pleasant sunny seating position with mature hedging and a grass area.

From the living room, a door leads to the rear garden which offers a wealth of mature shrubs with steps leading up to two terraces enjoying a lovely sunny position.

Services

Mains electricity, water and drainage.

Electric heating.

Council tax band: E

EPC: G

Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you wish to visit Dartmouth by helicopter or yacht, please contact the office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(39-54)	E		
(21-38)	F		
(1-20)	G	1	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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