



MILLARD
COOK

LYNEHAM COTTAGE

RIVERSIDE ROAD. DITTISHAM, TQ6 0HS



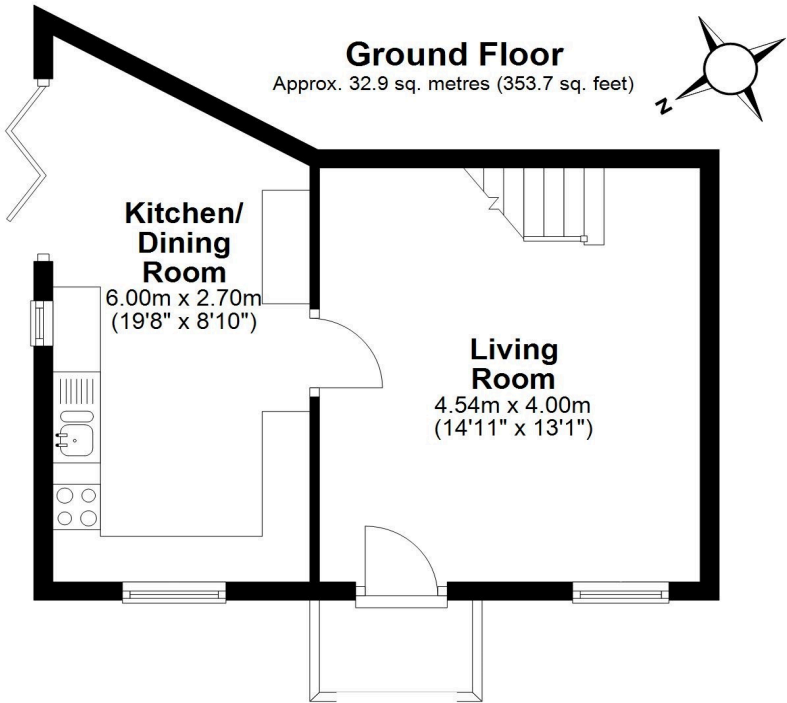
Lyneham Cottage is an attached double fronted village property situated in the heart of Dittisham. Requiring modernisation, the property has 3 bedrooms, an en-suite and a bathroom with a balcony and side garden enjoying views of the River Dart and surrounding.

Accommodation

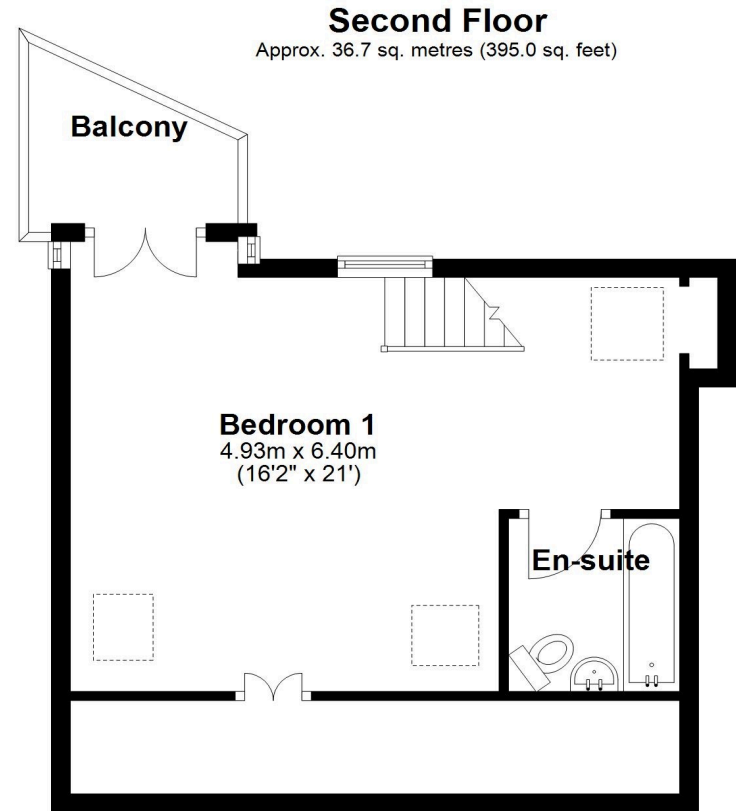
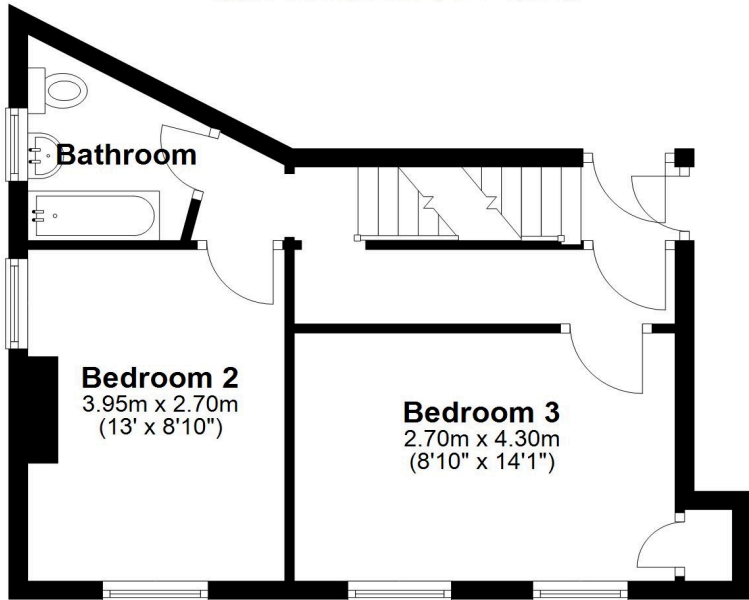
Front door leads to the living room with a fireplace and stairs rising. Window to the front.

The kitchen has a selection of drawers, cupboards and wall mounted cupboards with an oven, microwave, plumbing for washing machine, dishwasher, sink unit and window overlooking the front aspect and bi folding doors the side gardens. Ample space for a table. Under stairs cupboard





First Floor
Approx. 34.1 sq. metres (367.2 sq. feet)



Total area: approx. 103.7 sq. metres (1115.9 sq. feet)

First floor

Landing with door to the outside. Bedroom two with window over looking the front aspect and side window with glimpses of the River Dart.

Bedroom three with windows overlooking the front aspect. Bathroom suite comprising bath, WC and a handbasin

Second Floor

A good sized loft room with two Velux skylights at the front and a balcony to the rear with fine views across the River Dart and beyond. En-suite with a bath, shower system and a WC.



To the outside

Access via the side of the property to the garden with patio and raised borders with an oil boiler and tank.

Services

It is understood mains electrics and water are connected. Oil fired central heating.

Council tax band: C.

EPC: D

Property size approx. 1115.9 sqft

Floor plans not to scale.

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		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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