

SIMPLY GREEN

The Courtyard

TQ12 2EW





# 1 BEDROOM TERRACED COTTAGE

- ◆ NO CHAIN
- ◆ PERIOD FEATURES
- ◆ TOWN CENTRE LOCATION
- ◆ LEVEL ACCESS
- ◆ WELL SIZED LOUNGE/DINER
- ◆ IDEAL FIRST TIME BUYER HOME
- ◆ SOUGHT-AFTER LOCATION
- ◆ PRIVATE ACCESS TO PROPERTY
- ◆ GRADE 2 LISTED
- ◆ 1 BEDROOM COTTAGE

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This well located one-bedroom cottage, no chain, boasting charming period features. This character-filled property offers a lounge/diner , a separate well-appointed kitchen, a generously sized bedroom, and an expansive bathroom. The property would suit anyone who wants to add their own touch to the property.





## Accommodation

Upon entering the property, you are welcomed into the main living area, which boasts a generously proportioned lounge and dining space. This room is enhanced by several charming period features, adding character and elegance. The kitchen is thoughtfully designed, offering ample storage and a well-planned layout for both functionality and ease.

## First floor accommodation

Ascending to the second floor, you will find a spacious bathroom, equipped with a bath/shower combination, wash basin, and toilet. Adjacent to this is the principal bedroom, a generously sized room offering ample space to accommodate all your needs. The room is further enhanced by a window that overlooks the shared courtyard, providing a tranquil view.

## Outside

The property shares a beautifully designed courtyard shared with its three neighbouring residences. This thoughtfully laid-out space offers the opportunity to personalise and enhance according to your own vision. Well-maintained by all residents, the courtyard serves as an ideal area for socialising and relaxation.





## Viewings

To view this property, please call us on 01626 798440 or email [sales@simply-green.co.uk](mailto:sales@simply-green.co.uk) and we will arrange a time that suits you.

## Services

Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

## Local Authority

Teignbridge District Council

## Agent Notes

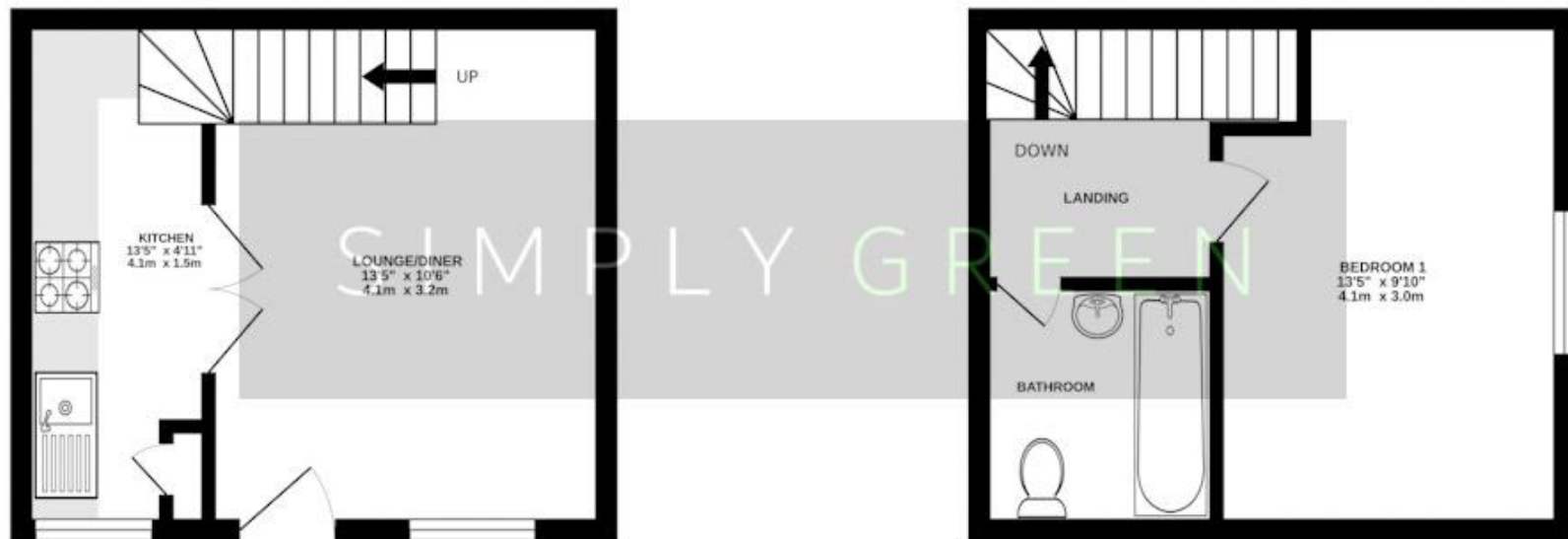
Grade 2 Listed



# FLOORPLAN

GROUND FLOOR

1ST FLOOR





AT SIMPLY **GREEN**  
WE WILL GIVE YOU TWO FREE  
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,  
PERFECT IF YOU ARE WORKING  
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR  
IF YOU'D PREFER TO MEET  
FACE TO FACE**



**WE WILL ALSO ARRANGE A  
QUOTE FOR A SURVEY ON  
YOUR ONWARD PURCHASE.  
GIVING YOU PEACE OF MIND TO  
MOVE FORWARD WITH NO  
UNEXPECTED SURPRISES!**

## **CHALLENGE ANDREW!**

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REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL  
REALLY THE BEST ONE  
AVAILABLE?**

THIS FREE SERVICE COULD  
SAVE YOU MONEY,  
ON WHAT IS MOST LIKELY  
YOUR BIGGEST  
SPEND!



**AND AS FOR THE FINAL STEP,  
WE CAN HELP THERE TOO.**

LET US ARRANGE  
A QUOTE FOR  
REMOVALS FROM A  
LOCAL COMPANY

**EPC: D**

**COUNCIL TAX BAND: A**

**TENURE: FREEHOLD**

For more information on this  
house or to arrange a viewing  
please call the office on:

01626 798440

Alternatively, you can scan  
below to view all of the details  
of this property online.



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