



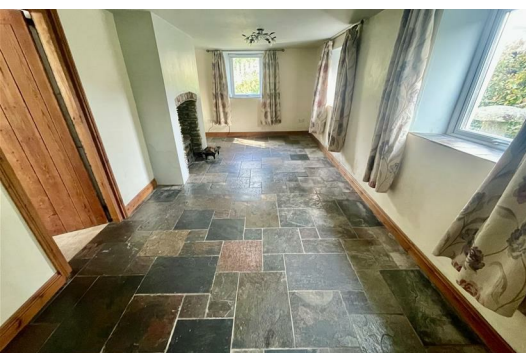
2 Belliver Cottages

Roborough, Plymouth, PL6 7BG

£325,000



A substantial detached period built cottage thought to have old origins which has been extended in the past. The property having the benefit of a delightful long cottage garden, to the rear with various out buildings. The accommodation comprises 2 large reception rooms with wood burning stove, kitchen, downstairs utility/wc, 3 bedrooms & a bathroom/wc. In need of updating. Offering great potential. Vacant & no onward chain.



2 BELLIVER COTTAGES, ROBOROUGH, PLYMOUTH, PL6 7BG

LOCATION

Set close to the heart of the old village of Roborough opposite the Lopes public house, yet enjoying a relatively quiet tucked away position. A good variety of local services & amenities nearby including those at Woolwell roundabout with a large Tesco's superstore, Lidl store & various other shops. A choice of local schools, bus routes close by and easy access into the city (albeit the road works providing some restriction to flow at present). Good access North towards Dartmoor & on towards Tavistock.

ACCOMMODATION

Double gates open into the front path & garden which continues around the west side & rear garden. The front porch with door gives access to a spacious front room with fireplace & wood burning stove. The kitchen with basic fittings, sink & storage cupboard. There are 2 doors, one off to the generous-sized lounge/dining room, dual aspect with 3 windows on 2 sides. Second door off to the useful under-stairs utility/wc.

At first floor level a landing gives access to 3 bedrooms, a large main bedroom which houses the hot water tank, 2 further bedrooms & a good-sized bathroom with spa bath, wc, wash hand basin & corner shower.

The property has wrap around gardens & a long generous-sized enclosed to the rear with lawns & a range of out buildings.

GROUND FLOOR

ENTRANCE PORCH 3' x 3' (0.91m x 0.91m)

FRONT ROOM 15' x 12' (4.57m x 3.66m)

KITCHEN 12'3 x 7'4 (3.73m x 2.24m)

LOUNGE/DINER 22'7 x 10'5 (6.88m x 3.18m)

FIRST FLOOR

LANDING

BEDROOM ONE 13'6 x 11'2 (4.11m x 3.40m)

BEDROOM TWO 9'2 x 8' (2.79m x 2.44m)

BEDROOM THREE 9' x 6'10 max (2.74m x 2.08m max)

BATHROOM 8'2 x 7'6 (2.49m x 2.29m)

ACCESS

No. 2 Belliver Cottages has fully rights of passage, to unload and load but no permanent parking on the private drive infront.

COUNCIL TAX

South Hams
Council Tax Band: C

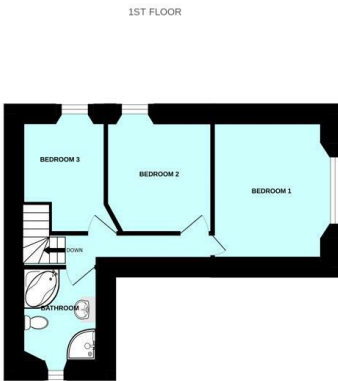
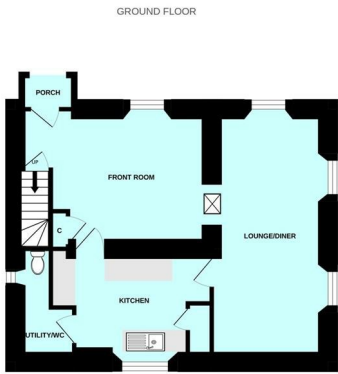
SERVICES PLYMOUTH

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

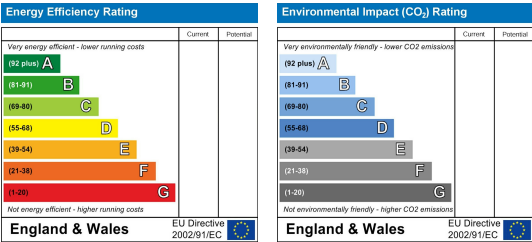
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.