



1 Victoria Cottages Farm Lane

Eggbuckland, Plymouth, PL6 5RH

£230,000



As the name of this charming terrace of cottages suggests, that this end of terrace cottage was built during the reign of Queen Victoria & thus dates from somewhere between 1850 & 1900. Quietly tucked away in the heart of what was Eggbuckland Village before, the terrace is sandwiched between the traditional village pub & the church. This 2 bedroom end-terrace cottage occupies a plot that includes a south facing front garden enclosed by original stone walling & finished with a low maintenance patio. To the rear of the cottage there is a level garden which backs onto the churchyard, mainly laid to lawn with a patio area & store. The property comprises of an entrance porch, living room, kitchen/diner, 2 double bedrooms & a large shower room.



VICTORIA COTTAGES, FARM LANE, EGGBUCKLAND, PL6 5RH

ACCOMMODATION

Entrance via a wooden stable door with glazed panels opens into the porch.

PORCH 5'8" x 4'10" (1.74 x 1.49)

Single-glazed windows to the front & sides. Wood effect laminate flooring. Wooden door with glazed panel opens into the lounge.

LOUNGE 18'0" x 13'5" (5.5 x 4.09)

Oak flooring. Feature fireplace with wood mantle & surround with cast iron inset, decorative tiled & open grate. uPVC leaded light double-glazed window to the front with deep sil. Exposed beam ceiling. Staircase rises to the first floor landing. Under-stairs storage cupboards. Curved wooden door with glazed panels either side opens into the kitchen/diner.

KITCHEN/DINER 14'9" x 8'10" (4.52 x 2.71)

Attractive matching base & wall mounted units to include a fitted twin oven & spaces for a washing machine, fridge & freezer. Roll edge laminate work surfaces have inset 4 ring gas hob with filter hood over. Tiled splash-back. Stainless steel single drainer sink unit with obscured glazed port hole window to one side. Ample space for a dining table. Laminate wood flooring. Leaded light uPVC double-glazed window to the rear overlooking the garden. uPVC leaded light double-glazed door opens into the rear garden. Exposed beam ceiling.

FIRST FLOOR LANDING 8'7" x 2'5" (2.62 x 0.76)

Access hatch to roof void. Doors leading to the bedrooms & bathroom.

BEDROOM ONE 13'6" x 9'6" (4.14 x 2.92)

uPVC double-glazed leaded light window to the front with deep sil.

BEDROOM TWO 10'8" narrowing to 4'7" x 8'7" narrowing to 5'7" (3.27 narrowing to 1.41 x 2.64 narrowing to 1.71)

L-shaped bedroom with uPVC leaded light double-glazed window to the front.

BATHROOM 11'1" x 8'11" (3.39 x 2.73)

Lovely sized bathroom with matching suite of corner bath, separate shower cubical, wash hand basin inset into white high gloss vanity storage cupboards below. Close coupled wc. Part-tiled walls with aqua-boarding. Airing cupboard which houses the combination boiler. Tiled effect vinyl flooring. uPVC leaded light double-glazed window to the rear.

OUTSIDE

The property is approached via a shared walkway path which leads to a wooden picket gate, giving access to the front garden. A slate path leads to the front door bordered by a paved patio seating area.

GARDEN

To the rear a good-sized garden which consists of mainly laid to lawn with a paved patio seating area towards the rear boundary. Flower & shrub flowerbeds surrounding the lawn. A wooden gate gives access to a path leading out to the side road. A covered shed area.

COUNCIL TAX

Plymouth City Council
Council Tax Band: A

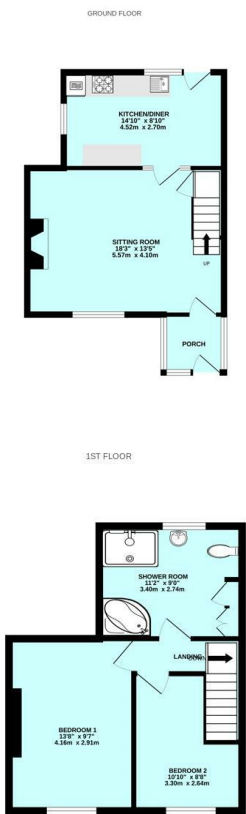
SERVICES PLYMOUTH

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

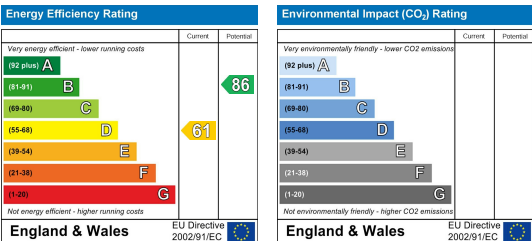
Area Map



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.