



Luscombe Maye

Since 1873

Myrtle Cottage, Brixton, South Hams PL8 2AL

Guide Price £250,000

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Accommodation

This beautifully renovated semi-detached cottage is a real gem, with an interior that's full of character and charm. Located in this popular village, within easy access of the coast and Plymouth, this property is ideal for those wanting a village home as a main residence or as a second home. The property has undergone many improvements such as a new roof covering, damp proofing, new traditional style windows, new kitchen and new bathroom plus decorating throughout.

Council Tax and Local Authority

Band B. South Hams District Council.

Services

All mains services are connected to the property.

Tenure

Freehold.

Viewing Arrangements

Strictly by appointment with Luscombe Maye Estate Agents | 01752 880044 | yealmpton@luscombemaye.com. Online viewing available upon request.

Directions

From the Yealmpton office proceed West along the A379 in the direction of Plymouth. After about 1.5 miles you will enter the village of Brixton. The property can be found on the right hand side behind a green hedge and gate.

What3words: ///dissolves.dispenser.inefficient



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Approximate Gross Internal Floor Area = 62.9 sq m / 678 sq ft

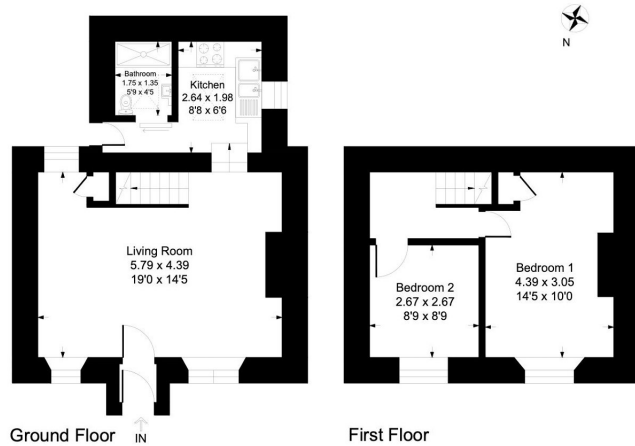
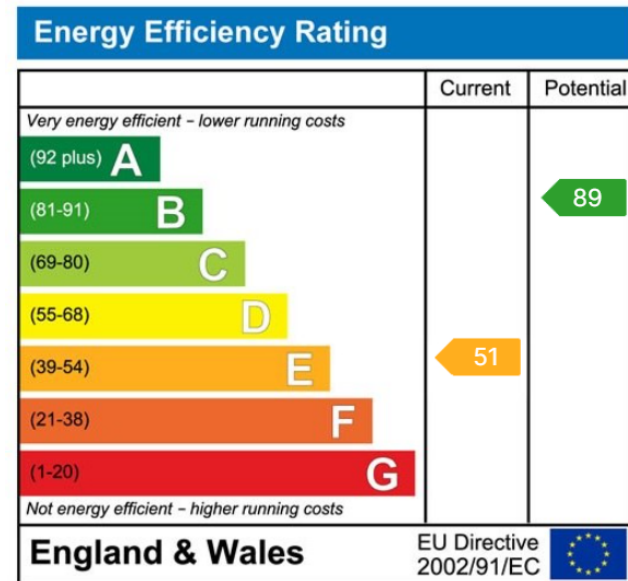


Illustration for identification purposes only, measurements are approximate, not to scale.

- Semi-detached character cottage
- Two Double bedrooms
- Open Plan Sitting Room/ Dining Room
- Beautifully presented interior
- Central South Hams Village Location
- Front Garden/Rear Patio
- Refurbished throughout including new roof, windows, bathroom and kitchen
- Woodburner



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.