



3 Hillside, Luton PL21 9RY



Accommodation

A wooden panelled stable door with small doorlight window leads to the Sitting/Dining Room which has a bay window and a further window to the front, stone tiled floor, beams to the ceiling, two exposed stone walls, one of which also has a feature fireplace with wood burning stove on a stone hearth with recessed shelving to the side of the chimney breast. An opening leads through to the Kitchen which has a window to the front and is fitted with wall and base units with work surfaces over and cupboards under incorporating a single drainer sink unit with mixer tap, built-in oven with electric hob over, space for washing machine and fridge and splashback tiling.

A wooden staircase rises from the sitting/dining room to the first floor. The Bedroom is a light and spacious room with a window to the front, wooden floor and recessed shelving to the side of the chimney breast. Wooden panelled doors lead to the bathroom and study. The Bathroom has a window to the front and is fitted with a matching suite comprising panelled bath with mixer tap, hand-held shower attachment and separate electric shower over, low level WC and a counter-top hand basin with mixer tap and mirror over. The walls are part tiled and have feature mosaic tiling around the bath and basin. The Study has a window to the front, access to the loft space, wooden floor and a cupboard recess over the stairs providing useful hanging and storage space.

Outside

The garden is approached via a pathway over which 3 Hillside enjoys a right of access. A wrought iron gate leads to the covered, paved threshold of the workshop with a step down to a paved patio with lawn area beyond. The garden benefits from stone walls to two sides and glorious far reaching southerly views across fields and woodland, and is well stocked with a variety of plants.



Workshop/Shed

The workshop is a very useful space which could also be used for storage or as a studio or home office. A uPVC door with frosted glazed panel leads into the building which has a window to the front, stone floor, beams to the ceiling, built-in shelving, light and power.

Further Information

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you; however, we recommend that you verify any information given during the conveyancing process.

Local Authority: South Hams District Council

Council Tax: Band A

Tenure: Freehold

Services: Mains electricity, water and drainage are connected to the property.

Parking: None allocated. On-street parking can be found at the junction of Old Road and New Road.

Construction: Stone walls, externally rendered with pebble dash render, under a slate roof.

Broadband: <https://checker.ofcom.org.uk>.

Rights of access: 3 Hillside has a right of access along the private lane to the front door, in addition to the pathway leading to the garden.

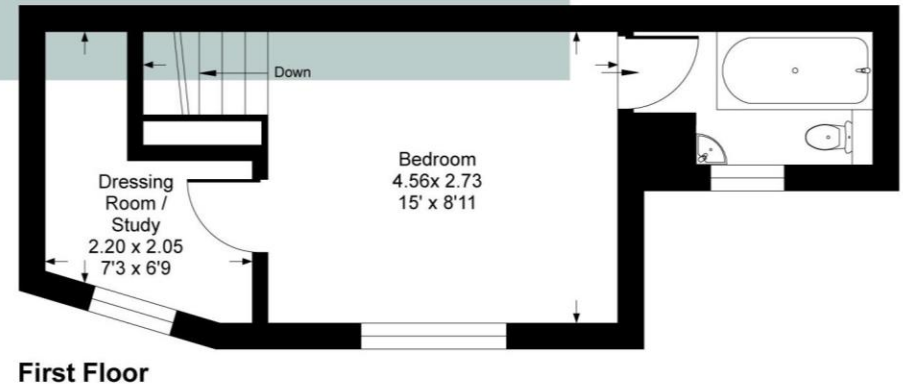
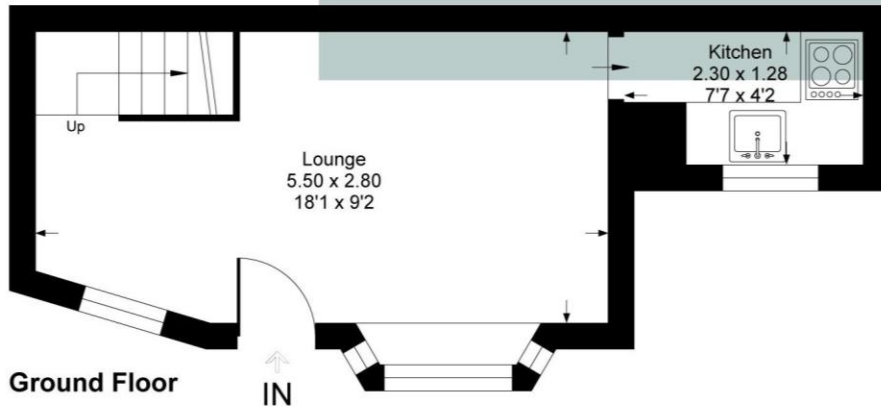
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



Approximate Gross Internal Area = 37 sq m / 397 sq ft
Approximate Outbuilding Internal Area = 10 sq m / 110 sq ft
Approximate Total Internal Area = 47 sq m / 507 sq ft

Outbuilding
3.51 x 3.04
11'6 x 10'

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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