



**Connells**

Broad Oaks  
Lee Moor Plymouth



### Property Description

This character mid-terraced cottage is situated in the tranquil and picturesque area of Lee Moor, boasting fantastic countryside views and original features.

Situated along a private road, this period miners cottage has two double bedrooms, a downstairs shower room, log burner, conservatory, new family bathroom with a separate shower and bath.

Externally, there is a very good sized south facing rear garden with panoramic moorland views. Benefiting from a fully enclosed garden with a patio area and spacious lawn area, perfect for a vegetable garden. There is a shed to the front of the property with power and water supplies, ideal use as a utility room. There is also a spacious garage with power supply and ample off-road parking.

Located on the outskirts of Plympton, Lee Moor is a village situated at the foot of Dartmoor National Park with a rural surrounding its residents can enjoy the peaceful country setting it has yet still only a ten minutes drive away to major amenities, shops and schools.

### Kitchen

11' x 10' 7" ( 3.35m x 3.23m )

Double glazed door leading in to the kitchen, double glazed window front elevation, fitted kitchen with wall and base units, stainless steel sink and drainer, space for washing machine, dishwasher and fridge freezer. Electric 'Stoves New Home Range' double oven, stainless steel extractor hood, door access to downstairs shower room

### Lounge

13' 11" x 12' 6" ( 4.24m x 3.81m )

Double glazed patio doors leading to the conservatory, log burner, original stone features, electric heater

### Downstairs Shower Room

Double glazed window to the front elevation, low level wc, wash hand basin, shower cubicle

### Conservatory

Double glazed patio doors from lounge and double doors leading to the rear garden. Extensive countryside views

### Landing

Double glazed window to the rear elevation, loft access



### **Bedroom One**

12' 9" x 9' 3" ( 3.89m x 2.82m )

Double glazed window to the rear elevation with fantastic views over Lee Moor, built in wardrobe

### **Bedroom Two**

14' 1" x 8' 5" ( 4.29m x 2.57m )

Double glazed window to the front elevation, electric heater

### **Bathroom**

Double glazed obscured glass window to the front elevation, wash hand basin and vanity unit, concealed cistern wc, bath and separate shower cubicle

### **Garden**

South facing rear garden with stunning views over Lee Moor, fully enclosed with a large grass area and patio

### **Garage**

11' 2" x 14' 5" ( 3.40m x 4.39m )

Spacious garage with power supply

### **Outbuilding**

Shed with electric and plumbing





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**EPC Rating: F**

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Tenure: Freehold



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