

Property details approval form

5 Julian Cottages, Cadleigh Park, Ivybridge, Devon, England, PL21 9JN

Date: 23 October 2024

Property Ref and Version: IVY306687 - 0015

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in excess of £180,000

Tenure: Freehold

○ Key Features

- > Energy Rating: G
- > PERIOD COTTAGE
- > CLOSE TO TRANSPORT LINKS
- > PRIVATE REAR GARDEN
- > ONE BEDROOM & TWO LOFT ROOMS
- > POTENTIAL TO MODERNISE
- > NO CHAIN
- > GARAGE

○ Short Description

A perfect example of a home to put your personal stamp on. This lovely cottage has great potential and has lots of charm and character. Call today! 01752 691200

○ Long Description

The rare opportunity to purchase this stunning, one bedroom cottage with dressing room/nursery and two loft rooms, located close to Ivybridge & local transport links.

Upon entering the property via the porch, you are greeted by the cosy lounge with a feature fireplace, which leads you onto the spacious kitchen dining area and onto the conservatory which has access to the private rear garden.

Upstairs, boasts one bedroom and access to the loft rooms on the second floor.

The cottage has a stunning rear garden which is a real suntrap and perfect for pottering in and a benefit of a garage.

Call Connells today to secure your viewing appointment 01752 691200

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○ Directions

○ Agents Note

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○ Room Description

Porch

Entrance from the road, space for boots & coats

Lounge

13' 1" MAX x 11' 7" MAX (3.99m MAX x 3.53m MAX)

Cosy lounge with fireplace and surround.

Kitchen & Dining Area

11' 7" MAX x 10' 1" MAX (3.53m MAX x 3.07m MAX)

wall & base units, space for washing machine and fridge freezer, dining area

Conservatory

12' 4" x 8' 4" (3.76m x 2.54m)

pvc conservatory with access to the rear garden.

Bedroom One

14' 1" MAX x 11' 8" MAX (4.29m MAX x 3.56m MAX)

Double Bedroom

Dressing Room/ Nursery

7' 8" x 5' 1" (2.34m x 1.55m)

Single bedroom

Loft Room

12' 1" x 11' 8" (3.68m x 3.56m)

loft room

Loft Room

12' 1" x 11' 4" (3.68m x 3.45m)

loft room

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○ Room Description

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○ Property Images



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○ Property Images

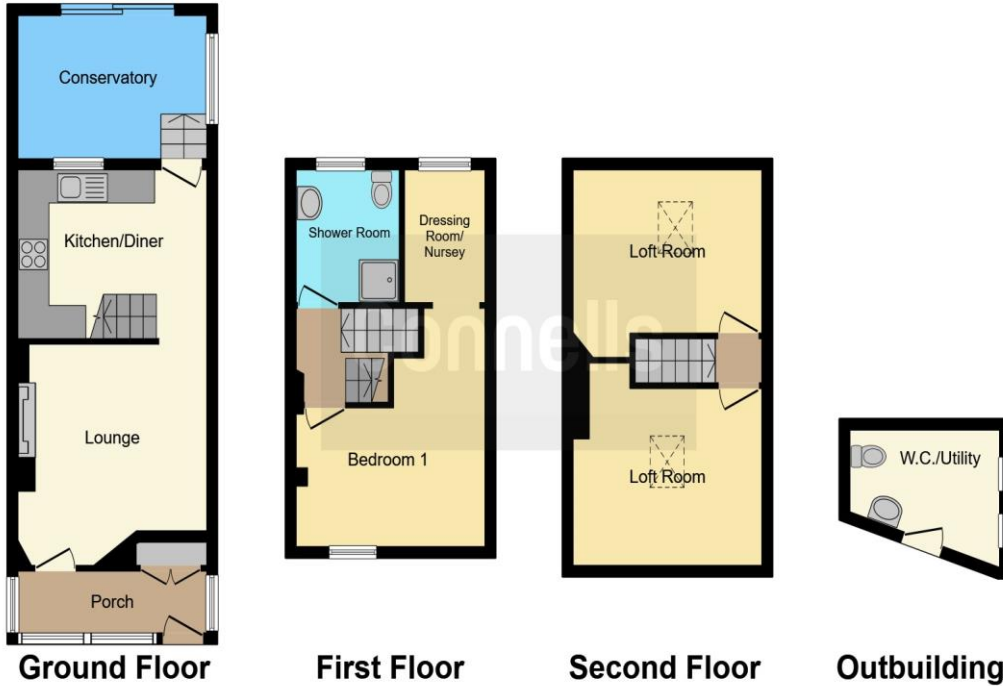
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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

Signature

Date

	Signature	Date
Cameron Pinder		
Miss J.D. Gale		