



Chapel Cottage Church Street South Brent TQ10 9AF

for sale guide price
£475,000



Property Description

Situated in the sought-after village of South Brent, Chapel Cottage is a charming and deceptively spacious three-bedroom home, offering a perfect balance of character and contemporary living. Nestled on Church Street, this attractive property is ideally located for access to local schools, amenities and the stunning Dartmoor countryside.

The ground floor comprises a welcoming entrance porch and hall, a generous lounge, a modern and well-equipped kitchen/dining room providing ample space for socialising. There is a further utility room and downstairs WC.

Upstairs, the property offers three good sized bedrooms and a bright, airy family bathroom. Each room is tastefully presented with the benefit of natural light.

Externally, the garden includes a lawned area and a charming patio seating area - perfect for enjoying summer evenings. The added bonus of the garage, with power and plumbing installed, is ideal for extra storage or a workshop space.

Entrance Hall

Storage cupboard, shelving. Wall mounted radiator. Access to lounge, kitchen and WC.

Entrance Porch

Double glazed windows to front and side aspect. Wall mounted radiator. Access to garden.

Cloakroom/Wc

WC, wash hand basin.

Lounge

18' 1" max x 13' 1" max (5.51m max x 3.99m max)
2x Double glazed windows to side. Access to

hallway. 2x wall mounted radiators.

Kitchen/Dining Room

15' 3" max x 8' 2" max (4.65m max x 2.49m max)
Double glazed window to side. Sink, space for fridge freezer, integrated oven, induction hob. Wall mounted radiator.

Utility Room

12' max x 6' 3" max (3.66m max x 1.91m max)
Sky light, wall and base mounted units. Window to rear. Wall mounted radiator.

Landing

Door access to bedrooms and bathroom. 2x windows. Wall mounted radiator.

Bedroom 1

12' max x 10' 11" max (3.66m max x 3.33m max)
Window to front and side aspect. Wall mounted radiator.

Bedroom 2

12' 1" max x 10' 5" max (3.68m max x 3.17m max)
Window to side, wall mounted radiator.

Bedroom 3

9' 10" max x 11' 11" max (3.00m max x 3.63m max)
Window to front and side aspect. Wall mounted radiator.

Bathroom

Loft access. Bath with shower over. WC, wash hand basin. Cupboard. Wall mounted radiator. Obscured window.

Outside

Driveway. Storage shed.

Garage

18' 1" max x 8' 11" max (5.51m max x 2.72m max)

Side access. Power. Plumbing.





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

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 Band: D

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Tenure: Freehold



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