



3 Park Hill Cottages
Chapel Street, Ermington, PL21 9NF

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS



Guide Price £240,000

3 Park Hill Cottages

Chapel Street, Ermington, Ivybridge, PL21 9NF

This charming character cottage is located within a short walk of the village square and has been superbly renovated to an exacting standard offering spacious accommodation over 3 floors. On the ground floor is a light and airy kitchen/diner which has been fitted with a contemporary range of units incorporating integrated appliances and an island unit. On the first floor the accommodation is again generous in proportion with a cosy sitting room on the first floor and a modern family bathroom with separate shower and bath. The stairs continue to the second floor leading to 2 bedrooms including a master bedroom with country views over Ermington. To the front of the property is a pretty fenced garden which creates a perfect spot to enjoy the morning sunshine. To the rear of the property is a gravelled courtyard area along with a stone-built store offering excellent storage provisions. Furthermore, there is space and plumbing for a washing machine and tumble dryer.

Ermington Village and Parish is nestled in the heart of the beautiful South Hams in Devon, sandwiched between the nearby towns of Ivybridge and Modbury, and other villages such as Ugborough and Westlake. Famous for its crooked spire, St Peter and St Paul Church is centrally located within the village and is where the local public house derives its name from. The First and Last bistro offers locally made food and is known for the good atmosphere it provides. Nearby is the Plantation House Hotel which has an established reputation for the very highest standards of cuisine, making it perfect for special occasions. Ermington also boasts having its own primary school, with an extremely good reputation.

KEY FEATURES

- Characterful cottage.
- Accommodation over three floors.
- Light and airy sitting room.
- Modern kitchen with built in appliances.
- Courtyard garden to the rear with stone-built store.
- Pretty front garden.
- Two bedrooms.
- Modern bathroom.
- No onward chain.

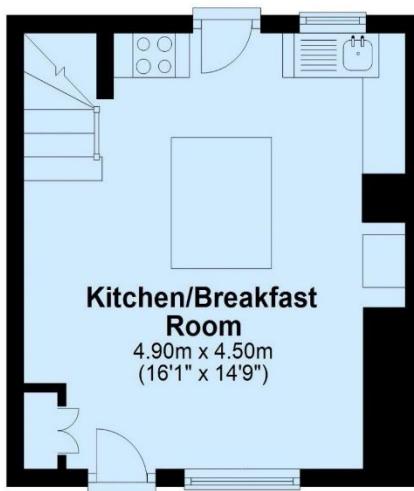
BEDS 2 | BATHS 1 | RECEPS 1 | EPC D

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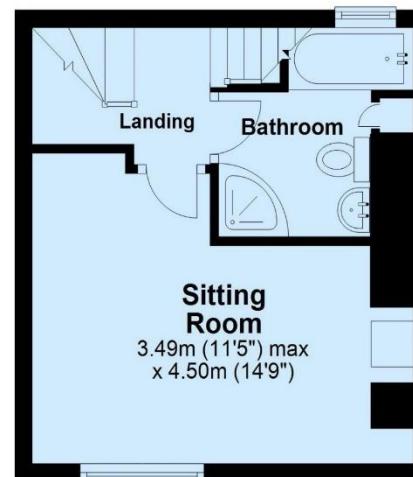
Ground Floor

Approx. 22.1 sq. metres (237.3 sq. feet)



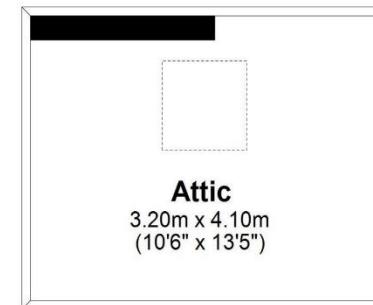
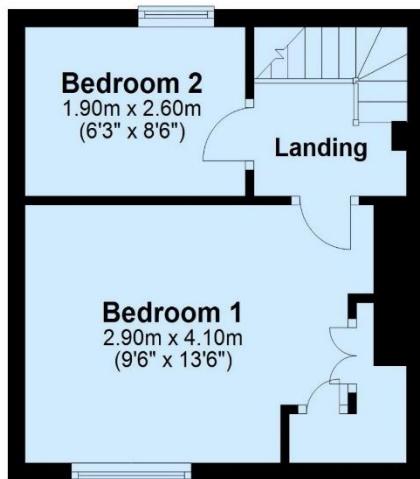
First Floor

Approx. 22.1 sq. metres (237.3 sq. feet)



Second Floor

Approx. 22.1 sq. metres (237.3 sq. feet)



Total area: approx. 66.2 sq. metres (712.0 sq. feet)



SERVICES

Mains water, electricity and drainage. Gas fired central heating system.

TENURE

Freehold.

COUNCIL TAX

South Hams District Council Band B.

VIEWINGS

Strictly by appointment only through Marchand Petit (Modbury Office) Tel: 01548 831163. Please contact the office to make an appointment.

DIRECTIONS

From our Modbury office, take the A379 towards Plymouth; after approximately 2 miles turn right onto the A3121 following signs for Ermington and Ugborough. After approximately half a mile take the first turning left into Ermington village. Continue up Town Hill until you reach The Square then turn left on Chapel Street and the property can be found a short distance up the road on the right-hand side.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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