



Farthings Newport, St. Germans Saltash PL12 5NX

welcome to

Farthings Newport, St. Germans Saltash

* NO CHAIN* In the popular and highly sought after village of St Germans, this end terraced cottage offers great sized accommodation and in good order throughout. The property is situated a short walk to the village centre and enjoys many amenities such as the local pub, shop and village hall.



Entrance

Property is approached from the road to a front entrance porch with wooded double doors; this porch gives access to this, and a neighbouring cottage. There is also access to a side courtyard garden via gateway at the side of the house. To the front is a small garden with a raised wall and a mixture of shrubs and plants. The main entrance door opens into the living room.

Lounge

15' 6" into bay not fireplace x 14' (4.72m into bay not fireplace x 4.27m)
Front double glazed window. Stone fireplace. 2 X Economy 7 Night Storage radiator, Wi-Fi enabled for remote control when at home or away from the property. Ceiling light. Front door. Door to the kitchen. Carpet

Kitchen

15' 11" max x 9' 3" (4.85m max x 2.82m)
Two rear double glazed windows. Under stair storage. Wall and base units. Tiled flooring. Freestanding Washer / Dryer. Freestanding Dishwasher, Freestanding cooker. Economy 7 Night storage radiator. Ceiling spot lights UPVC back door.

Bedroom One

11' 3" max into bay x 14' 3" (3.43m max into bay x 4.34m)
Front double glazed window. Economy 7 Night Storage radiator, Wi-Fi enabled for remote control when at home or away from the property. Ceiling light. Carpet

Bedroom Two

12' 11" max x 10' 3" (3.94m max x 3.12m)
Rear double glazed window. Economy 7 Night Storage radiator. . Ceiling light. Carpet

Bathroom

Front double glazed window. Electric Shower, wash hand basin and w/c. Wall heater. Economy 7 Night Storage radiator. Storage cupboard. Vinyl flooring.

Loft

Accessed via a pull down ladder on the landing.
Mostly boarded with a skylight window to the rear.
Has been used in a past as a computer room.

Gardens, Courtyard & Workshop

From the kitchen, a upvc double glazed door opens to a side courtyard garden which has a front facing access gate to the road, water point and a block build shed providing useful storage space. There is space for garden furniture and a raised flowerbed has a mixture of shrubs and plants. A door opens to an excellent sized workshop situated to the rear of the neighbouring garage. The workshop has power, light and space for storage. A path continues to the rear of the property, where there is further space for storage, a mixture of shrubs and plants. The pathway also leads behind the workshop to a gateway and path leading to the rear gardens. The garden is elevated and separate from the cottage, situated at the rear and a little further along the terrace. The pathway leads to a gateway which gives access through one neighbouring garden to a second gateway which opens into the private garden of this cottage. To the rear of the garden there is a timber built summer house with a patio area and timber storage shed From the top of the garden there are delightful views over the rooftops of St Germans towards the surrounding countryside and woodland.



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welcome to

Farthings Newport, St. Germans Saltash

- NO CHAIN
- TWO BEDROOM END TERRACED COTTAGE
- LARGE REAR GARDEN & SIDE PATIO
- MODERN FITTED KITCHEN
- POPULAR VILLAGE LOCATION

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS105552 - 0006

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