

Rose Cottage Mill Road | Barton St. David | TA11 6DFFREEHOLD

£525,000

## PROPERTY SUMMARY



A beautiful four bedroom detached cottage in the village of Barton St David has come to the market. The property comprises a dining room, living room, kitchen, sun room, four bedrooms, shower room and family bathroom. There is a garden to the side with a patio and entertaining area with a double garage and off road parking. An early viewing to see what this property has to offer.



### Porch

UPVC double glazed window to front and side. Door leading into the living room.

### Living Room

22'3 x 11'2 (6.78m x 3.40m)

Two radiators. Feature fire place. Two UPVC double glazed windows to front. Through way into dining room.

### Dining Room

22'7 x 7'5 (6.88m x 2.26m)

Radiator. UPVC double glazed windows to side and rear. Stairs leading to first floor.

### Kitchen

15x x 9'5 (4.57mx x 2.87m)

Newly fitted with a range of wall, draw and base units with laminate work surface over. Stainless steel sink with drainer and mixer tap over. Space and plumbing for dishwasher. Built in electric oven with a four ring gas hob and hood over. Space for an under counter fridge. Pantry. UPVC double glazed window to side. Radiator. UPVC double glazed door leading to side garden.

### Garden Room

Space and plumbing for a washing machine. Door leading to front and rear. Door leading into WC.

### WC

Low level WC and wash hand basin.

### Landing

Airing cupboard. Doors leading to bedrooms one, two three, four and bathroom.

### Bedroom One

12'3 x 12 (3.73m x 3.66m)

Radiator. UPVC double glazed window to front.

Detached Cottage

Kitchen

Living Room

Dining Room

Garden Room

Four Bedrooms

Bathroom

Shower Room

Double Garage

Village Location



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PROPERTY**

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**Bedroom Two**

14'3 x 9'6 (4.34m x 2.90m)

Radiator. UPVC double glazed window to rear. UPVC double glazed window to side.

**Bedroom Three**

11'7 x 9'3 (3.53m x 2.82m)

Radiator. UPVC double glazed window to front. Door leading to shower room.

**Shower Room**

Walk in shower. Wash hand basin. Tiling to splash prone areas.

**Bedroom Four**

10'11 x 7'5 (3.33m x 2.26m)

Radiator. Built in storage cupboard. UPVC double glazed window to side.

**Bathroom**

Three piece suite, low level WC, wash hand basin and panelled bath with a shower over. Tiling to splash prone areas. Radiator. Heated towel rail. UPVC double glazed obscure window to rear.

**Side Of Property**

Secluded private garden, laid to lawn with various shrubs, bushes, flowers and trees. Patio area for entertaining. Lean to wooden sun room.

**Front Of Property**

Steps leading up to the front door. Driveway providing off road parking for two vehicles.

**Double Garage**

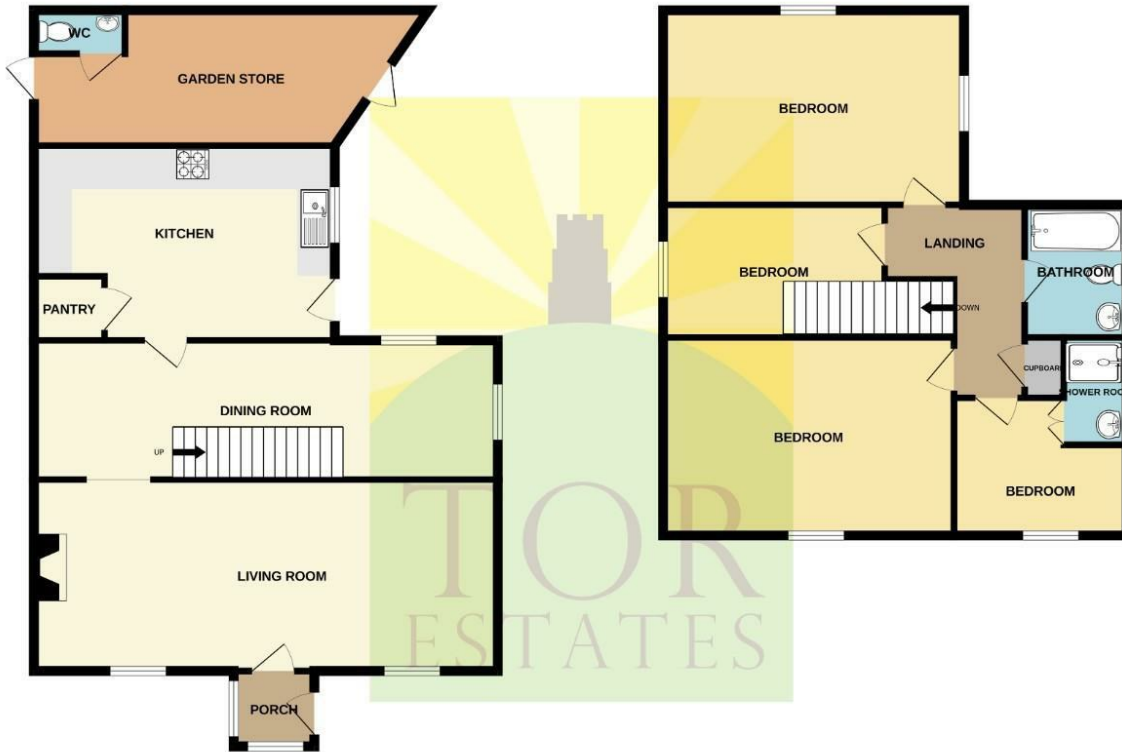
Double garage with sliding doors. Power and light.

**Disclaimer**

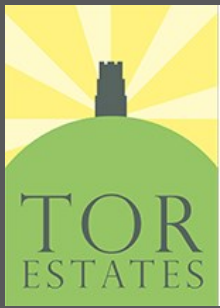
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GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

