



Luscombe Maye

Since 1873

Woolston, Kingsbridge, TQ7 3BH

Guide Price £560,000

3 2 1



Tucked away, a charming and characterful semi-detached cottage in the ever-popular area of Woolston.

A cosy and welcoming atmosphere greets you as you enter the property through the lounge, having a lovely feature fireplace making this the perfect spot for quiet evenings in, boasting a simple yet inviting presence.

The spacious kitchen certainly feels like it is the heart of the home, with ample storage space, a lovely green Aga together with an electric range and patio doors leading into the rear garden.

Stairs will lead you up the first floor, which boasts a large master bedroom with en-suite and two further bedrooms together with a family bathroom.

Outside the garden is mainly laid to lawn with a patio area offering plenty of space for outdoor enjoyment, including al fresco dining and basking in the sun.

A carport is attached to the house with space for a car or to store all your outdoor equipment.

Orchard cottage benefits from an abundance of natural light flowing throughout the cottage and offers a slice of country living without sacrificing the convenience of nearby amenities.

SERVICES

Mains Water, electric & sewage. Electric central heating

COUNCIL TAX

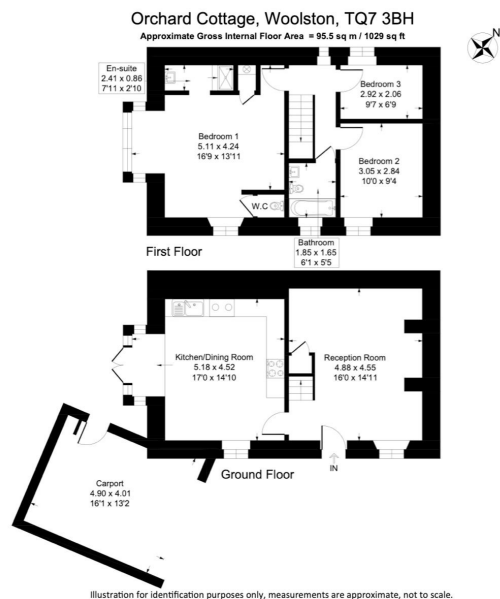
The property is in Council Tax Band E

TENURE

Freehold

LOCAL AUTHORITY





- Characterful semi-detached cottage
- Spacious kitchen
- Parking
- Popular location
- No onward chain
- Three bedrooms
- Pretty gardens
- Carport
- Quiet & peaceful
- Rental possibility



Energy performance certificate (EPC)

Orchard Cottage Woolston TQ7 3BH	Energy rating E	Valid until 5 November 2033
		Certificate number: 9340-2466-4300-2497-919

Property type: Semi-detached house
Total floor area: 86 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-credit-arrangements-qualifying-for-energy-efficiency-voucher-schemes) (<https://www.gov.uk/guidance/domestic-credit-arrangements-qualifying-for-energy-efficiency-voucher-schemes>).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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