



RAVENS COTTAGE, THE MANOR HOUSE, EDGINSWELL LANE,
TORQUAY, TQ2 7JF

Pincombe's
estate agents



A TERRACED COTTAGE STYLE HOME WITH GARDEN & 2 ALLOCATED PARKING SPACES

Ravens Cottage is a terraced house situated within a small complex of similar properties, tucked away in the hamlet of Edginswell. The home is ideally located for a wide range of amenities in the local area including Torbay Hospital, several supermarkets and shops at The Willows retail park and Bridge retail park. The South Devon highway is under a mile from the property and is a main road link to Newton Abbot, Exeter and the M5. Torre railway station is a short drive away with regular services to Exeter, Manchester and London Paddington. Benefitting from a location on the outskirts of Torquay, there is easy access to Dartmoor National Park to enjoy moorland hiking and the Country Park at Cockington with its formal gardens, woodland and nature trails can be found about 10 minutes away.

The house is offered for sale with the benefit of no onward chain and comprises: Hallway, Open plan Living/Dining room and Kitchen with feature exposed beams, 2 Bedrooms and a good size Shower room. Externally, there is an enclosed paved courtyard garden to the front, and the property has 2 x allocated Parking spaces within a communal parking area.



The Accommodation Comprises:

GROUND FLOOR

COVERED PORCH With tiled roof. UPVC leaded light window to side. Wooden front door with feature leaded light inset opening to:

HALLWAY Storage space and hanging rail for coats, with built-in cupboards over. Decorative stained glass internal window to Kitchen. Built-in cupboard with space for tumble dryer.

OPEN PLAN LIVING/DINING ROOM & KITCHEN 16'10" x 15'9" (5.13m x 4.80m) UPVC leaded light window to front. Feature exposed beams. Radiator. Built-in cupboard housing the fuses and Glowworm boiler. Stairs rising to first floor accommodation. Understairs cupboard. T.V. aerial point. Wooden panelling with display shelf over. Through to:

KITCHEN Worksurfaces to 3 sides with inset stainless-steel sink, drainer unit and range of storage cupboards beneath. Range of matching eye-level units. Built-in wine rack. Inset spotlights. Part tiled walls. Fitted 4-burner gas hob and oven beneath, with extractor hood over. Space and plumbing for washing machine. Space undercounter fridge and freezer.

FIRST FLOOR

LANDING Hatch to roof space. Radiator.



BEDROOM 1 12'3" x 8'6" (3.73m x 2.59m) UPVC leaded light window to front. Radiator. T.V. aerial point.

BEDROOM 2 11'5" x 5'10" (3.48m x 1.77m) 2 x Velux windows. Radiator.

SHOWER ROOM 9'9" x 5'7" (2.98m x 1.70m) Fully tiled cubicle with shower and glazed door. Pedestal wash basin. Low level W.C. Radiator. Tiled walls. UPVC window to front with deep sill for display.

OUTSIDE The property benefits from **2 x ALLOCATED PARKING SPACES** within a communal parking area. A covered and lighted walkthrough leads to a private gated access and front garden, which is level, laid to flagstone style patio and enclosed by a wall and fencing.

ADDITIONAL INFORMATION

TENURE – Freehold

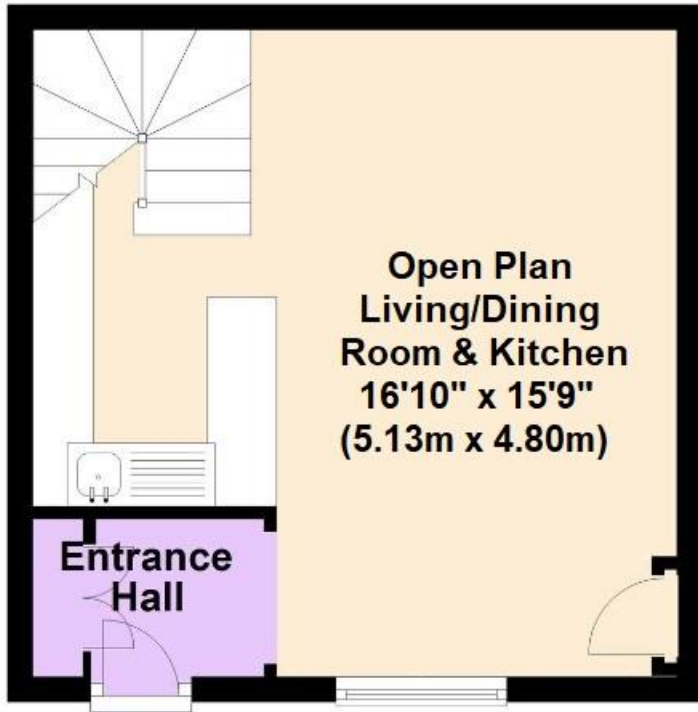
COUNCIL TAX – Band B

MAINTENANCE CHARGE - £100.00 per annum which covers the car park and pathway



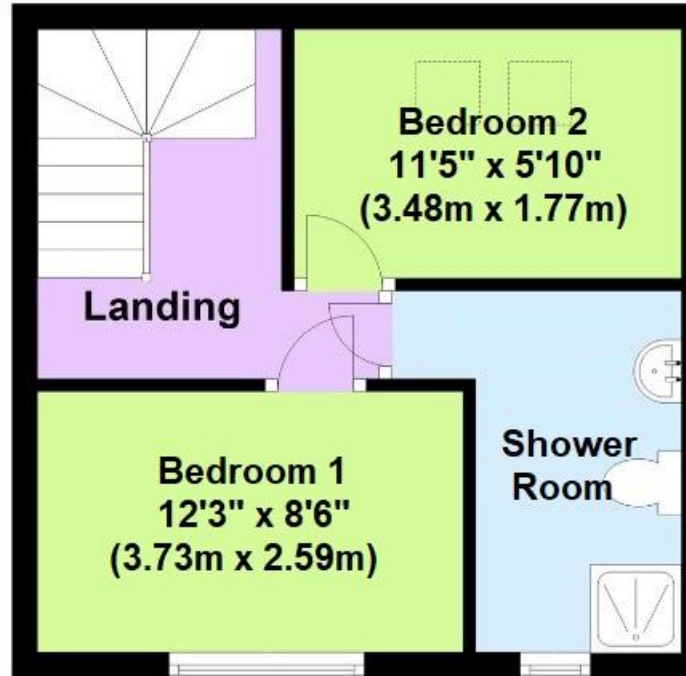
Ground Floor

Approx. 26.1 sq. metres (281.2 sq. feet)



First Floor

Approx. 25.2 sq. metres (271.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC