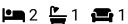
01803 897321



Estate Agents

## Pennys Hill, TQ1 4HE

Guide Price £230,000 - £250,000











As you enter the property you are welcomed in the entrance vestibule, from here you areleadthrough to the kitchen/diner. An attractive room with a range of kitchen fitments comprising base, wall and drawer cupboards, butler sink with mixer tap over, plumbing for awashingmachine, inset four ring gas hob. Steps lead through to the lounge, a room full ofperiodcharacter features with exposed beam ceiling and an inglenook fireplace with timberbeam over. Upstairs you will find 2 double bedrooms with period features. Lastly is the bathroomcompletewith low level WC, wash hand basin and bath with shower over. Outside there is anattractive cottage style garden to the front, lawned garden extending to a small wooded area tothe rear.



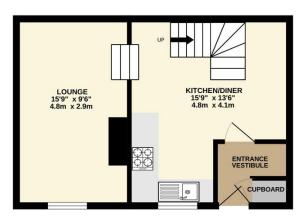
**SERVICES & REFERRAL FEES:** Gargan & Hart Estate Agents refer buyers and vendor clients to **Mr Mortgages**. Should you decide to use this service, we will receive a fee based on 30% of the fee that Mr Mortgages earns from the lender/insurance provider. Our average fee earned would typically be £230. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your purchase. We may also provide buyers and vendor clients with sets of searches (local search, water & drainage and environmental) via **Index Property information**. Should you decide to instruct Index Property Information we will receive a fee of £52 (inclusive of vat).

## **Key Features**

- Character Thatched Cottage
- · Ideal Location
- · Spacious Lounge
- Inglenook Fireplace
- EPC E

- Period Features
- · 2 Double Bedrooms
- Exposed Beams & Features
- · Beautiful Garden
- · Council Tax D

## **GROUND FLOOR**



## 1ST FLOOR



Whits every attempt has been made to ensure the accuracy of the floorplan contained here, measurement, of droors, withdown, croms and any other tierns are approximate and no responsibility is taken for any encorrection, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The said to find appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metopok (2020.)

