



Game House Cottage

Newton Ferrers, Plymouth, PL8 1HP

£1,850 Per Calendar Month



Available now is this wonderful detached property located in a rural location within the South Hams. The accommodation to the property is laid out with an entrance hall, wc/utility, modern fitted kitchen/dining room leading to a separate lounge on the ground floor. On the first floor are 2 bedrooms both with ensuite facilities. Off-road parking for 2 vehicles to the front of the property. Enclosed private rear garden. Double-glazing & oil-fired central heating. Available either furnished or unfurnished from immediate effect. All bills are included.



GAME HOUSE COTTAGE, NEWTON FERRERS, PL8 1HP

ACCOMMODATION

Access to the property is gained via the covered entrance with an entrance door leading into the entrance hall.

ENTRANCE HALL

A good-sized entrance hall with stairs leading to the first floor. Built-in cupboard housing the boiler. Separate storage cupboard. Doors providing access to the ground floor accommodation.

DOWNSTAIRS WC 5'7" x 5'0" (1.71 x 1.54)

Fitted with a boxed-in low level wc and an adjacent sink unit. Built-in utility cupboard housing the washing machine and tumble dryer.

KITCHEN/DINING ROOM 15'8" x 10'8" incl kitchen units (4.79 x 3.26 incl kitchen units)

Series of traditionally-styled matching eye-level and base units with wooden work surfaces and tiled splash-backs. 2 inset sinks with mixer tap. Built-in electric hob with adjacent electric double oven. Integrated fridge-freezer and dishwasher. Double-glazed window and door overlooking and leading to the rear garden. Opening leading into the lounge.

LOUNGE 10'8" x 17'7" (3.26 x 5.38)

2 glazed doors overlooking and opening onto the rear. Feature wood burner located in one corner of the room.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 18'1" x 11'1" (5.52 x 3.38)

Sloping ceilings with Velux-style windows to both front and rear elevations. Window to the side elevation. Built-in wardrobe. Doorway leading to the ensuite shower room.

ENSUITE SHOWER ROOM 7'8" x 6'2" (2.35 x 1.90)

Modern suite comprising a corner shower cubicle with shower unit and spray attachment, low level toilet and sink unit. Velux-style window to the front elevation.

BEDROOM TWO 20'1" x 12'0" (6.13 x 3.67)

Sloping ceilings with Velux-style windows to both front and rear elevations. Built-in wardrobe. Doorway leading to the ensuite bathroom.

ENSUITE BATHROOM 9'9" x 4'6" (2.99 x 1.38)

Comprising a bath, low level toilet and sink unit.

OUTSIDE

To the front of the property is a gravelled parking area with mature shrubs bordering. At the rear there is a fenced enclosed garden, which is mainly laid to lawn together with a level patio area and mature shrubs.

COUNCIL TAX

South Hams District Council

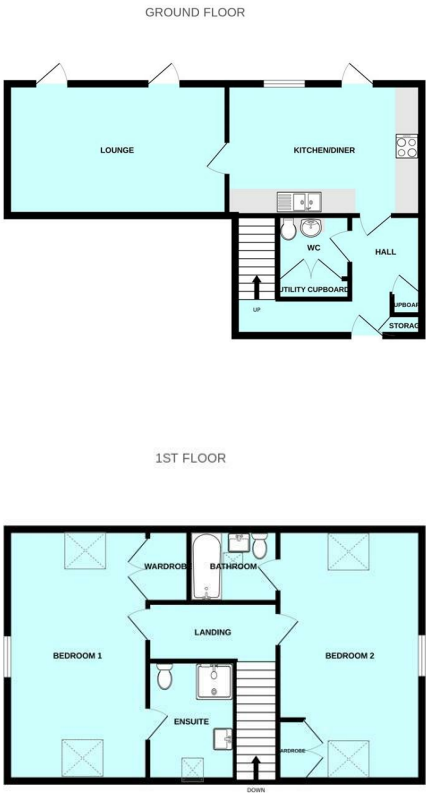
Rental holding deposit

The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

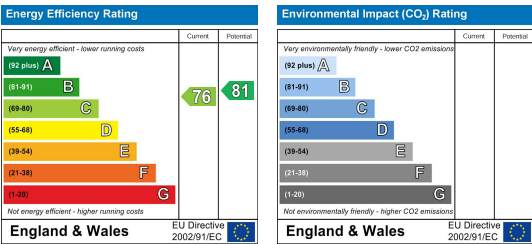
Area Map



Floor Plans



Energy Efficiency Graph



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