



Lee Cottage

Bickington, TQ12 6LA

RENDELLS

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Guide Price £775,000

Lee Cottage sits on the edge of the village of Bickington within the Teignbridge district of Devon on the eastern edge of the Dartmoor National Park. The village is about five miles west of Newton Abbot. A charming detached character cottage located within a tucked away rural setting with just under 2 acres of land and boasts a total accommodation area of 3991ft².

- Spacious Detached Cottage with attached Annexe
- Tucked away rural setting with just under 2 acres
- Ideal Family Home Five Bedrooms and One Bedroom Annexe
- Three receptions rooms and large kitchen dining room
- Bathroom, shower room and utility room
- Annexe with sitting room, modern kitchen, shower room and bedroom generating £725 pcm
- Five stables and two barns
- Large car port plus ample off road parking for a number of vehicles
- Potential to convert outbuilding into offices or holiday let accommodation
- No Onward Chain

Situation:

Accommodation:

Outside:





Services:

Local Council and Planning Authority:

Council Tax:

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

Tenure:

The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

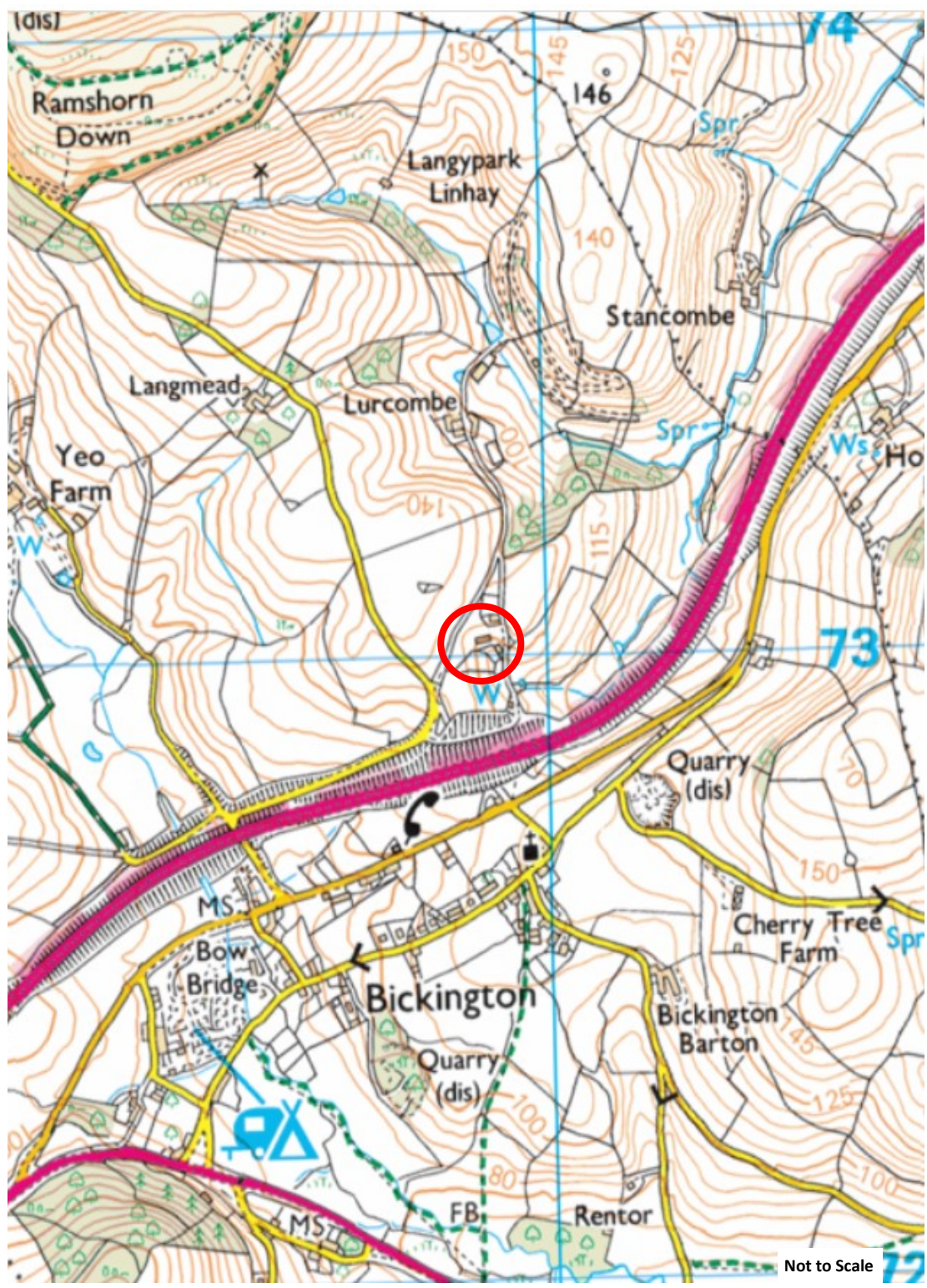
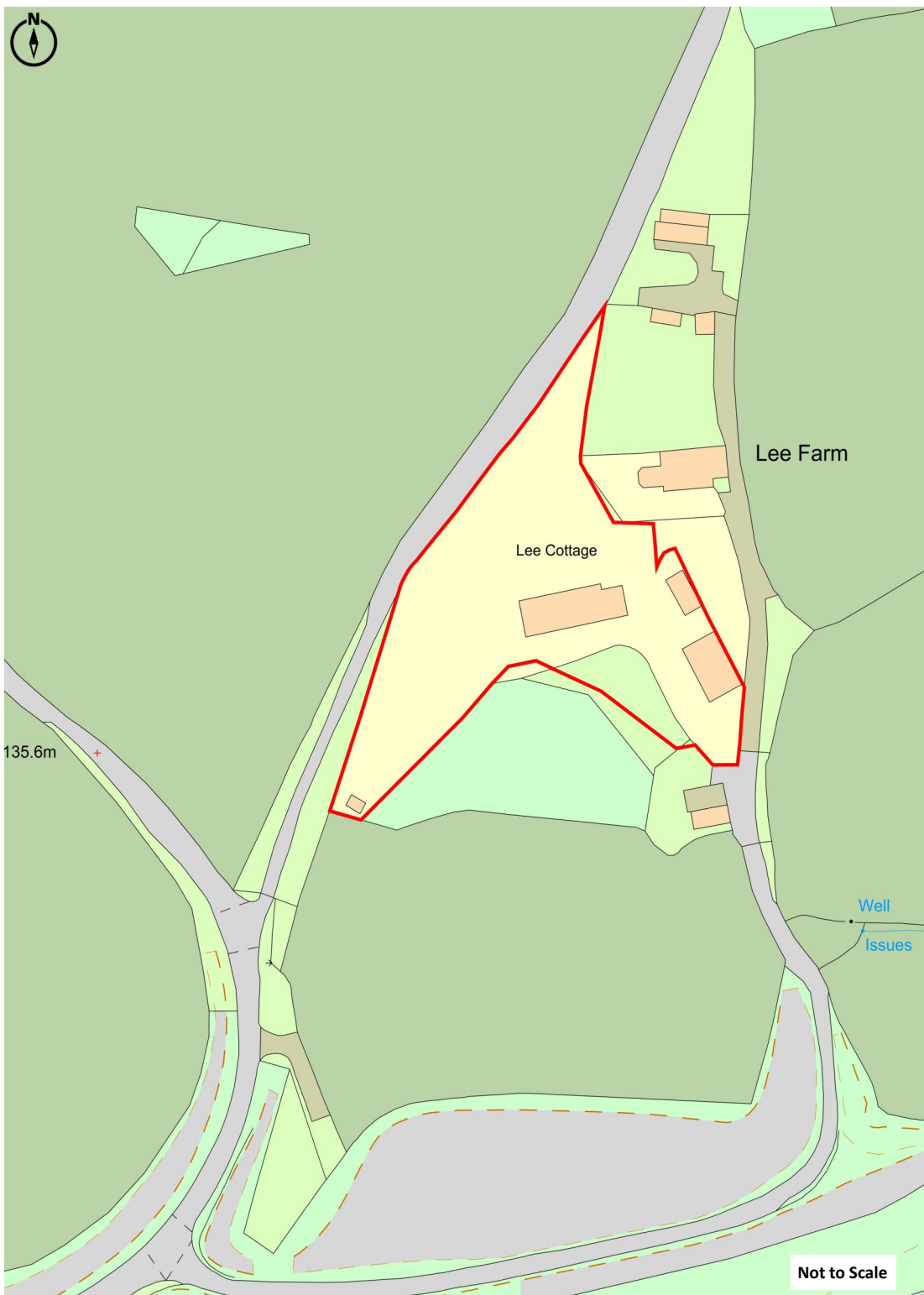
Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881.

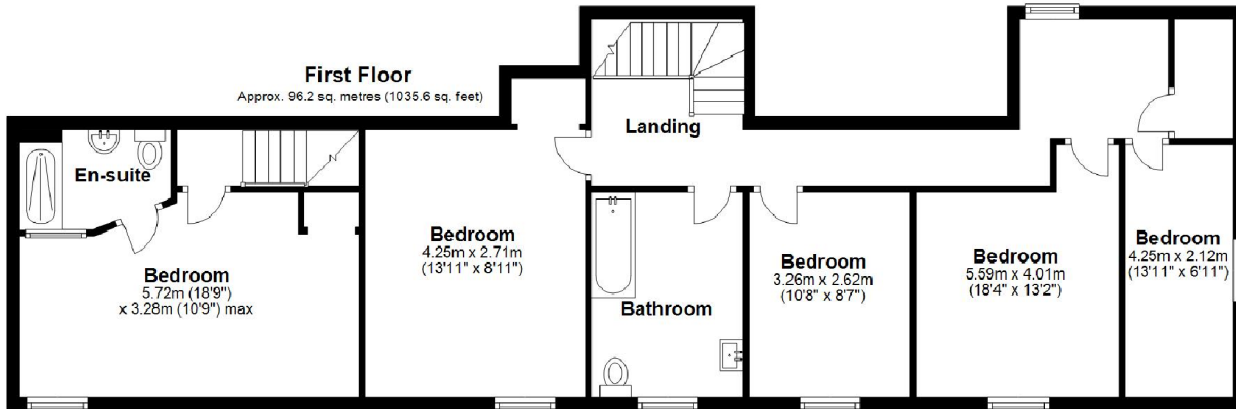
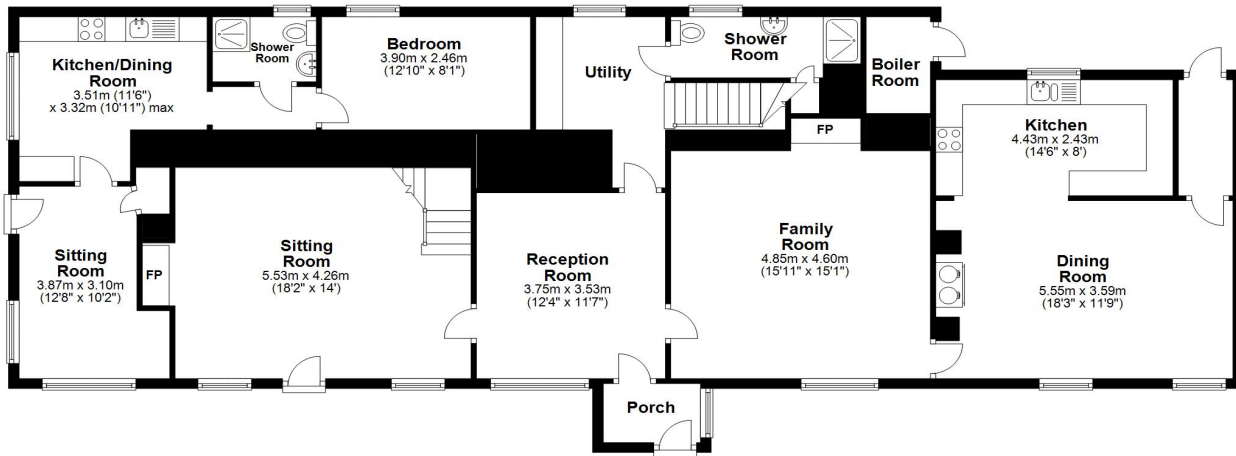
Directions:

What3Words:

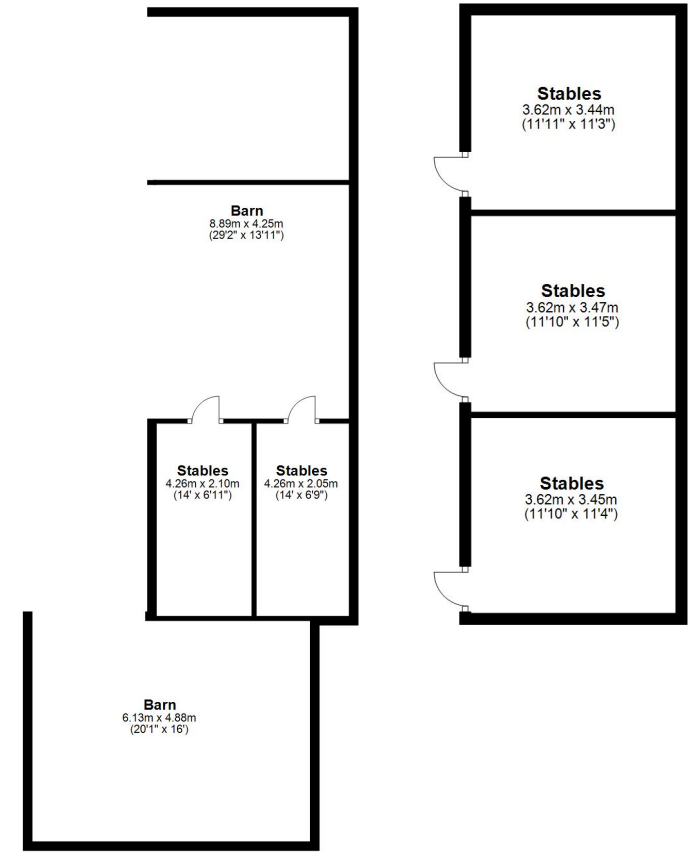




Ground Floor
Approx. 274.6 sq. metres (2955.5 sq. feet)



Total area: approx. 370.8 sq. metres (3991.0 sq. feet)



Not to Scale

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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