



MILLINGTON TUNNICLIFF

[www.millingtontunncliff.co.uk](http://www.millingtontunncliff.co.uk)



# Church Hill, Holbeton, PL8 1LN

Offers Over £350,000

🛏️ 2 🚿 2 🛋️ 1

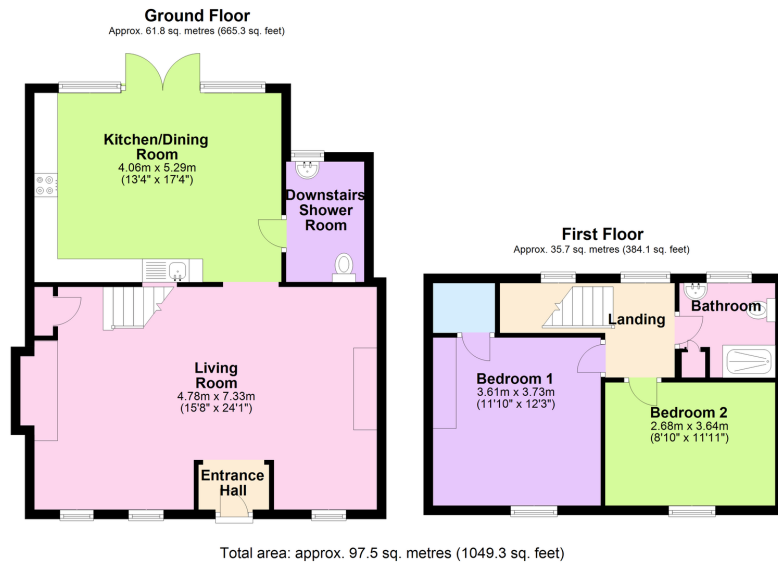


- Two Bedroom Cottage In Village Location
- Extended Kitchen/Dining Room
- Two Double Bedrooms
- Parking
- No Onward Chain
- Living Room With Fireplace
- Downstairs Shower Room & First Floor Bathroom
- Enclosed Rear Garden
- Sought After Location
- Close To Mothecombe Beach And The Erme Estuary





This charming 18th Century cottage is positioned in the sought after village of Holbeton. Located close to Mothecombe Beach and the Erme Estuary, this two double bedroom cottage has been extended to the rear and retains many character features. The property briefly comprises, living room, kitchen/dining room, downstairs shower room, two double bedrooms and upstairs bathroom. Externally there is an enclosed garden and parking for one vehicle. EPC E40



8/16/24, 1:33 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Contact](#)

### Energy performance certificate (EPC)

Display name: Display name: Display name: Display name:	Energy rating: <b>E</b>	Valid until: 10 August 2026
Certificate number: 6390-2048-7480-2094-6175		

Property type: Mid-terrace house  
Total floor area: 97 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 legislation and exemptions](#) [here](#) or go to [gov.uk/energy-guidance/energy-efficiency/energy-efficiency-landlords](#)

#### Energy rating and score

The property's energy rating is E. It has the potential to be C.

[Click here to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

The graph shows the 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

#### Breakdown of property's energy performance

<https://www.energy-certificates.service.gov.uk/energy-certificates/2023-2025-7480-2094-6175>

01752 896020 | [info@millingtontunncliff.co.uk](mailto:info@millingtontunncliff.co.uk) | 19 Fore Street, Ivybridge, Devon, PL21 9AB

