



Connells

New Orchard
South Brent

New Orchard South Brent TQ10 9DL

for sale offers over
£360,000



Property Description

****GUIDE PRICE £360,000 TO £375,000****

This elegant double fronted, 3 double bedroom, semi-detached cottage in South Brent offers a blend of modern living and characteristic charm.

The beautifully presented interior features a spacious kitchen and dining area ideal for hosting gatherings, while the bright living room, with its dual aspect windows and double patio doors, opens up to a lovely decking area-perfect for enjoying a drink in the sun.

Upstairs, you'll find three generous double bedrooms, including a master bedroom with an en-suite shower room, ensuring comfort and privacy.

The outdoor space is a serene retreat, adorned with potted plants and shrubs, enhancing the property's appeal. With the added convenience of parking and a garage equipped with power, this cottage is a rare gem that combines style, functionality, and tranquility.

Entrance Hall

Doors to lounge & kitchen, cloakroom with WC and wash hand basin.

Lounge

18' x 12' 7" (5.49m x 3.84m)

Spacious lounge with fireplace, double doors to garden and decking area.

Kitchen

14' 8" x 14' 1" (4.47m x 4.29m)

Wall & base units, sink, space for a fridge freezer & dish washer. Door to utility

Utility

Boiler, plumbing for washing machine & space

for tumble dryer

Landing

Spacious lounge, access to the loft

Landing

access to the loft

Bedroom One

12' 7" x 11' 4" (3.84m x 3.45m)

Large double bedroom, access to en suite

En Suite

Walk in shower, wash hand basin, wc

Bedroom Two

10' 8" x 8' 7" (3.25m x 2.62m)

Bedroom Three

10' 8" x 9' 6" (3.25m x 2.90m)

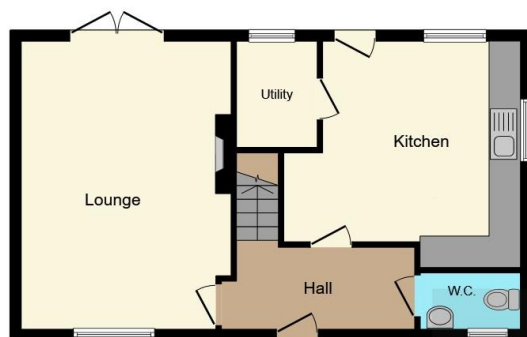
Double bedroom.

Garage

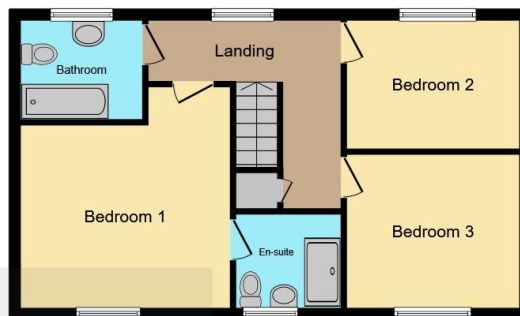
18' 7" x 8' 3" (5.66m x 2.51m)

Up and over door, power in the garage

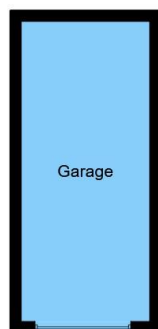




Ground Floor



First Floor



Garage

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01752 691 200
E ivybridge@connells.co.uk

11 Glanvilles Road Glanvilles Mill
 IVYBRIDGE PL21 9PS

EPC Rating: C Council Tax
 Band: C

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Tenure: Freehold



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