



## Jasmine Cottage

Goveton

£425,000

*Freeborns*  
ESTATE AGENTS

**\*\* WATCH THE FULLY NARRATED VIDEO TOUR\*\*** A well presented 3 double-bedroom detached house that has been remodelled and extended and provides spacious accommodation with an open plan kitchen / dining room and separate utility room and cloakroom along with a lounge with log burning stove on the ground floor. On the first floor are 3 double bedrooms one with en-suite and a family bathroom. Outside is a split level garden. Located a short drive from Kingsbridge.



# Jasmine Cottage Goveton, Devon, TQ7 2DT

**THE ACCOMMODATION COMPRISES:**  
(ALL MEASUREMENTS APPROX)

## GROUND FLOOR

### LOUNGE

Tiled floor with underfloor heating, log burning stove with slate hearth and oak mantle, feature oak staircase, UPVC window to front

### UTILITY ROOM

New grey Shaker style base and eye level units with quartz worktop over space and plumbing for washing machine space for tumble dryer integrated fridge freezer stainless steel sink and drainer with mixer tap tiled floor with underfloor heating extractor fan UPVC window to rear.

### CLOAKROOM

Low-level WC, wash hand basin with storage cupboard under, new Worcester oil fired boiler providing domestic hot water and central heating, cupboard housing the fuse box, tiled floor with under floor heating, extractor fan.

### KITCHEN/ DINING ROOM

New grey Shaker style base and eyelevel units with quartz worktop over, Neff oven with slide and hide door, Neff hob with Neff air recirculator mechanically rising from the worktop, Belfast style sink with mixer tap, integrated dishwasher, integrated fridge with freezer compartment, tiled floor with under floor heating, extractor fan. UPVC window to front and side, aluminium by folding doors to rear garden.

## FIRST FLOOR

### HALLWAY

Loft access Honeywell Wi-Fi at central heating thermostat.

### BEDROOM ONE

Built in wardrobe, radiator, window to front with countryside views.

### EN-SUITE

Three-piece suite comprising low-level WC, pedestal wash hand basin and walk-in shower with rainfall showerhead tiled floor and walls, chrome ladder style heated towel rail, illuminated vanity mirror, extractor fan.

### BEDROOM TWO

Built in wardrobe radiator UPVC windows to front and side with village and countryside views.

### BEDROOM THREE

radiator, UPVC window to rear overlooking the rear garden.

### BATHROOM

three-piece sweet comprising low-level WC, pedestal wash hand basin, panelled bath with shower head over, tiled floor and part tiled walls, chrome ladder style heated towel rail, UPVC double glazed window to rear.

## OUTSIDE

Split-level rear garden with paved patio area and steps rising to lawn.

## PARKING

On road parking is available outside the property.

## SERVICES

Mans gas, water and electricity are connected.

## DRAINAGE

Private drainage with new sewage treatment plant installed in 2025.

## RATEABLE VALUE

Current rateable value (1 April 2023 to present) £2,300.

Previously council tax band: E

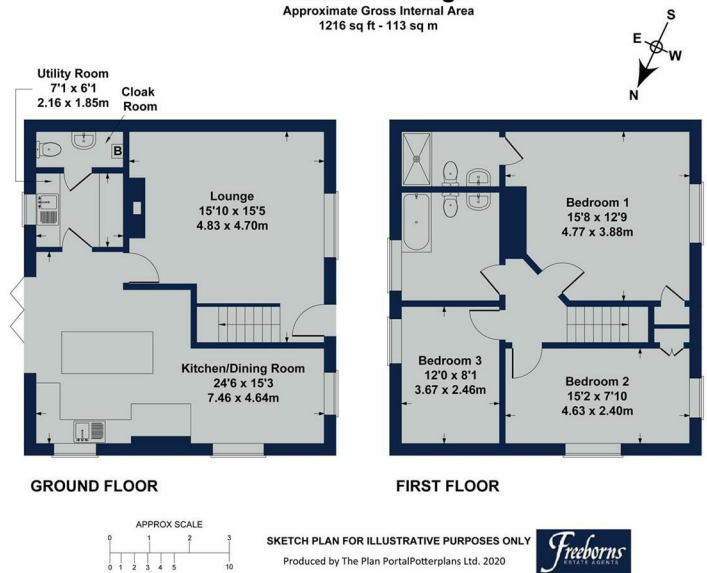
## EPC - D

## CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## Jasmin Cottage

Approximate Gross Internal Area  
1216 sq ft - 113 sq m



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