



4 St Josephs Cottages



Totnes: 5 miles, Ashburton: 5.5 miles,
Exeter: 24 miles

A charming end of terrace
cottage, with a raised garden
and off road parking.

- Prime village location
- In need of refreshment
- No onward chain
- Not listed
- 1 double bedroom
- Versatile attic room
- Freehold
- Council tax band: B

Guide Price £230,000



SITUATION

4 St Josephs Cottages is situated in the charming South Hams village of Broadhempston, which offers a community shop with a post office, a primary school, playing fields, and two popular pubs – Coppa Dolla and The Monks Retreat. The village lies about 5 miles from both Totnes and Newton Abbot, with easy access to the A38 Devon Expressway for connections to Exeter and Plymouth.

Totnes, a historic Elizabethan market town, provides excellent schools, diverse shopping, and leisure facilities, including an indoor pool and boating on the River Dart. Mainline rail services to London Paddington are available from both Totnes and Newton Abbot.

DESCRIPTION

This charming one bedroom cottage offers a great opportunity for a purchaser to update an end of terrace cottage, in the heart of a popular South Hams village. The cottage offers accommodation that extends to 656sqft across two storeys as well as an attic space providing a useful area for storage. Across the ground floor is a reception room offering space for a sitting/dining room, enjoying a multi-fuel burner set within an attractive fireplace providing a charming centre point for the room. A door leads into a kitchen, white units provide storage while there is further space for appliances. A step up leads to a conservatory, providing a pleasant further seating space.

On the first floor is a double bedroom situation to the front of the property, with built in storage. Towards the rear of the property, there is a family bathroom with a wash basin and shower over bath, while a separate WC is situated adjoining the bathroom. Stairs lead to the attic, which provides a great informal accommodation

space suitable for storage, or an area for hobbies.

OUTSIDE

To the front of the property is an offroad parking space for one vehicle. A path leads to the side of the house with steps rising on the right hand side to a delightful lawn garden bordered by mature hedging and shrubbery.

SERVICES

Mains water, electricity and drainage. LPG fired central heating. Ofcom advises that there is limited mobile coverage via the major providers as well as superfast broadband available to the property.

INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

LOCAL AUTHORITY

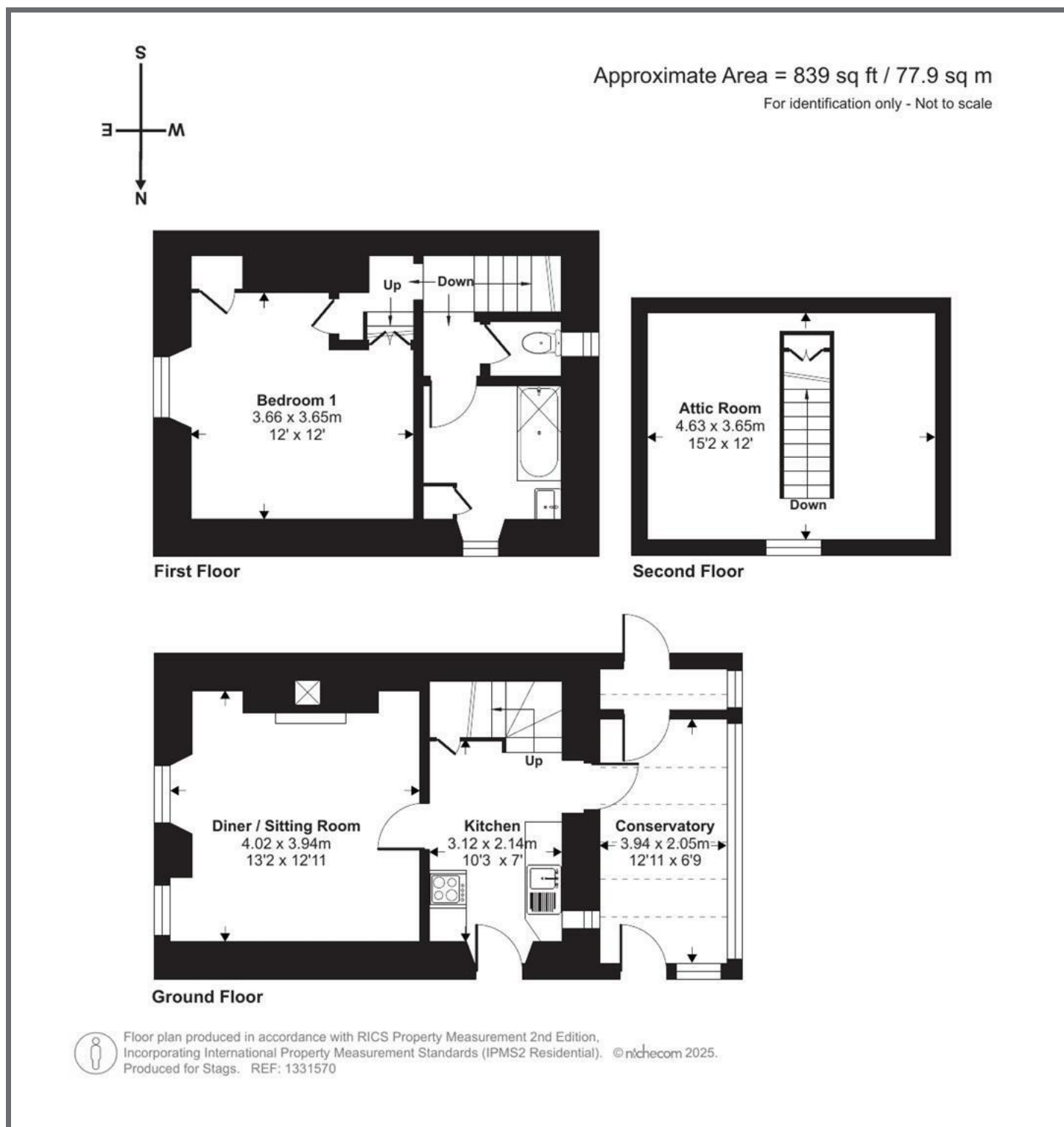
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

DIRECTIONS

From Totnes proceed on the A381 towards Newton Abbot for 4 miles, passing the Pig and Whistle pub and Southern Timber and into the village of Ipplepen. At Ipplepen, take the first left and proceed into the village, passing the primary school and the village hall and continue onto Orley Road and proceed out of the village. Continue for 2 miles and enter the village of Broadhempston, and take the second left, continue for a quarter of a mile passing the Coppa Dolla Inn on your right hand side, where shortly afterwards the property can be found on the right hand side.

What3Words: ///calculating.once.lecturing





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35-39) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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