



1 Radford Cottages, Kingfisher Way, Plymouth, PL9 7PS

Guide Price
£250,000



MILLINGTON TUNNICLIFF

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1



1



A



EPC

44



FULL DESCRIPTION

A rare opportunity to purchase one of 4 former Duke of Bedford cottages literally on the main South West coastal path overlooking the tidal estuary of Hooe Lake. The subject cottage is absolutely prime with views towards Staddon Heights with a large corner plot and extensive allocated off road parking. Accommodation comprises an open portico, living room, kitchen and walk in pantry on the ground floor, together with a dual aspect master bedroom with walk in wardrobe (scope to provide a 2nd bedroom) and bathroom/WC on the upper floor. The cottage is Upvc double glazed, has electric heating and a wood burner. Externally there is a wrap around garden and numerous outbuildings. No chain. EPC E 44.

GROUND FLOOR

PORTICO

An open portico at the side of the cottage.

LIVING ROOM

11' 4" x 11' 11" (3.46m x 3.65m)

Upvc double glazed window overlooking the front garden, beamed ceiling, wood burner, store shelves, electric heater, stairs to upper floor with under stair cupboard, opening to:

KITCHEN

9' 7" x 8' 0" (2.93m x 2.44m)

Upvc double glazed window to rear, door to courtyard, range of base units, single drainer sink unit, electric cooker point, opening to:

PANTRY/UTILITY

Plumbing for washing machine, timber window to rear.

FIRST FLOOR

BEDROOM

14' 0" x 11' 7" (4.27m x 3.55m)

Double aspect with Upvc double glazed windows to front and side with views over Hooe Lake, pine flooring, electric heater.

WALK IN WARDROBE

Off the main bedroom (scope to provide 2nd bedroom which would necessitate providing a window opening).

BATHROOM/WC

8' 3" x 5' 3" (2.52m x 1.62m)

With corner bath with shower over, low level WC and wash basin. Airing cupboard, Upvc double glazed window to rear.

EXTERIOR

There is a lovely front garden laid to lawn with numerous shrubs and views over Hooe Lake. There is a cottage garden private to the property which leads to a courtyard with workshop. From the front of the house or via a ROW over the rear courtyard the allocated parking area can be accessed.

COUNCIL TAX

Band A

TENURE

Freehold

ADDITIONAL INFORMATION

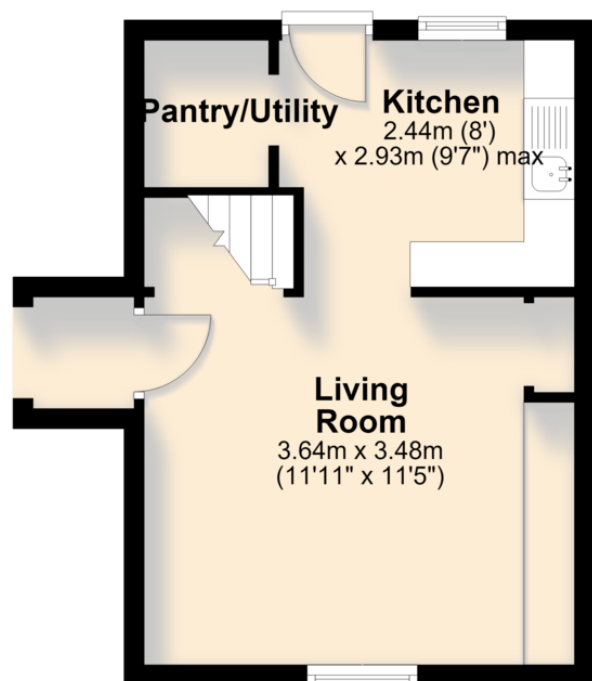
The cottage has mains electric, water and drainage. No broadband connected. There is a Right of Way across all the cottages at front and a Right of Way for the subject property over the rear courtyard to access the parking at rear. The property is of solid masonry walls under a pitched slate clad roof.



FLOORPLAN

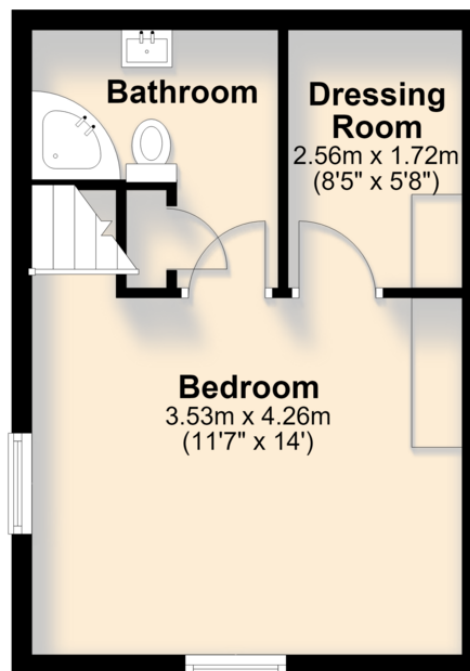
Ground Floor

Approx. 27.6 sq. metres (297.1 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.1 sq. feet)



Total area: approx. 54.0 sq. metres (581.2 sq. feet)

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