



Rose Cottage, Aish, South Brent, TQ10 9JQ

Guide Price
£375,000



MILLINGTON TUNNICLIFF

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1



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EPC

31



FULL DESCRIPTION

A fabulous opportunity to purchase this charming 2 double bedroom detached cottage with level large garden and separate paddock within the heart of Aish. The cottage has been largely untouched for years and as such needs complete modernisation and offers ample scope to be extended (subject to Planning).

Accommodation comprises a front porch, hall, living room and kitchen on the ground floor, together with 2 double bedrooms and a bathroom on the upper floor. The cottage has a private level mainly lawned garden with garage and small paddock. No chain. EPC F 31.

GROUND FLOOR

ENTRANCE PORCH

Windows to three sides and entrance door, door to:

HALL

Stairs to first floor.

LIVING ROOM

14' 9" x 14' 0" (4.51m x 4.28m)

Windows to front and side.

KITCHEN

13' 3" x 10' 7" (4.05m x 3.25m)

Window to front, older range of base units and work surfaces, oil fired boiler, electric cooker point, single drainer sink.

FIRST FLOOR

LANDING

BEDROOM 1

13' 7" x 9' 5" (4.16m x 2.88m)

Window to front, built in cupboards.

BEDROOM 2

13' 5" x 9' 6" (4.10m x 2.91m)

Window to front.

BATHROOM/WC

10' 1" x 9' 1" (3.08m x 2.79m)

Window to front, bath, wash basin and low level WC.

EXTERIOR

The cottage has a rear courtyard. The road at front is private with each cottage having a right of way over it. At the end of the road the cottage has a large level lawned garden and to the side of the cottage adjoining the garden is a pony paddock. There are two stone built stores at rear perfect to be utilised for an extension.

GARAGE

17' 8" x 9' 10" (5.40m x 3.02m)

A prefabricated garage with up and over door.

TENURE

Freehold

COUNCIL TAX

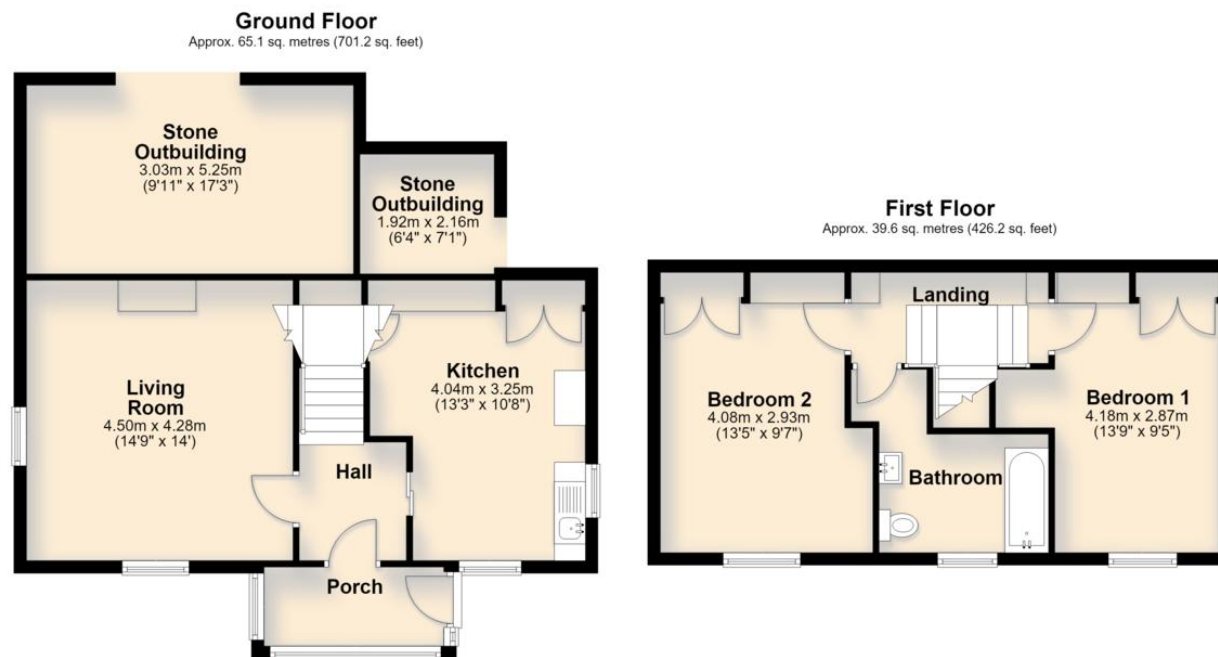
Band C.

ADDITIONAL INFORMATION

The house has mains electric, water and drainage. There is an old oil fired central heating system requiring updating. No broadband connected. The house is of solid masonry wall construction under a pitched tile clad roof.



FLOORPLAN



Total area: approx. 104.7 sq. metres (1127.4 sq. feet)

CONTACT

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