



Battershill House Arcadia Road, Elburton PL9 8EG

welcome to

Battershill House Arcadia Road, Elburton

Stunning Grade II listed character home in the heart of Elburton.

Flexible 3/4 bedroom layout, modern kitchen with Rangemaster and conservatory.

Two south-facing gardens, parking and excellent condition throughout.



Lounge

Front entrance to the property.
Gas fire, stairs to the first floor landing, door access to the kitchen and conservatory.

Kitchen

Rangemaster cooker and hob, Belfast sink, single glazed windows to the front and side elevation, storage cupboards and space for appliances. Door access to the utility room.

Utility

Space for appliances, window to the side elevation and door access to the private courtyard garden.

W/C

Vanity sink, radiator, w/c, double glazed window to the rear.

Conservatory.

Double glazed windows, patio doors to the garden and a radiator.

First Floor Landing

Access to bedroom 1,2,3 and bathroom. Loft hatch.

Bedroom 1

Single glazed window to the rear and a radiator.

Bedroom 2

Single glazed window to the front and a radiator.

Bedroom 3

Single glazed window to the side elevation, radiator and storage cupboard.

Bathroom

Obscure double glazing to the side elevation, wc, vanity sink, Jacuzzi bath with over head shower and an extractor fan.

Bedroom 4/ Garden Room

Double glazing to the front and side elevations, patio doors, w/c, sink and shower.

Private Courtyard Garden

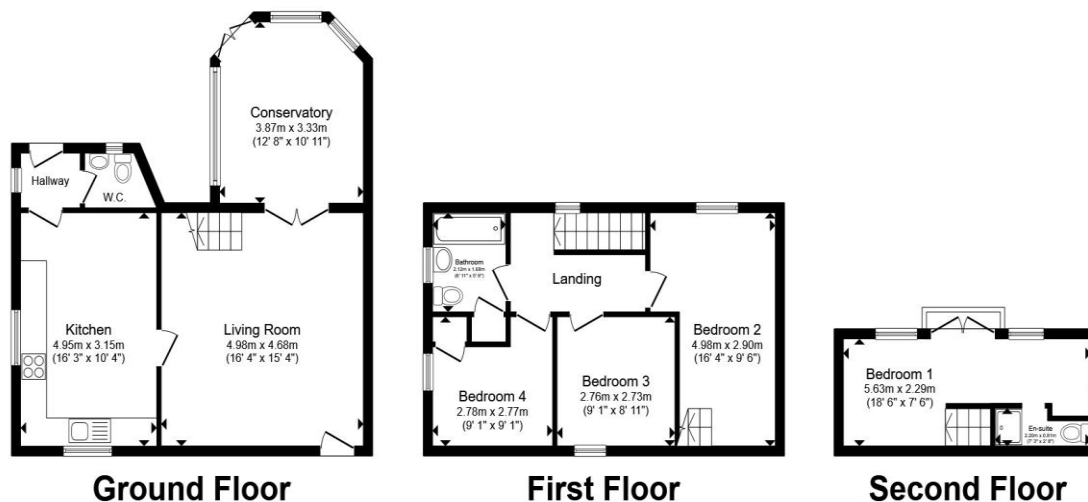
Stone slabs, pond and lawn.

Rear Garden

Stone slabbed patio, lawn.

Parking

Space for 3 cars.



Total floor area 108.6 m² (1,169 sq.ft.) approx

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.propertybox.io


fox & sons



view this property online fox-and-sons.co.uk/Property/PYP104638



welcome to

Battershill House Arcadia Road, Elburton

- Grade II Listed character home
- 3/4 bedrooms with flexible layout
- Two south-facing rear gardens
- Modern kitchen with Rangemaster cooker & hob
- Conservatory and Downstairs W/C

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: C

£475,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PYP104638



Property Ref:
PYP104638 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01752 344349



plympton@fox-and-sons.co.uk



143 Ridgeway, Plympton, PLYMOUTH, Devon,
PL7 2HJ



fox-and-sons.co.uk