

Barton Cottage

Totnes

Price £375,000

Freeborns
ESTATE AGENTS





Barton Cottage East Cornworthy, Totnes, TQ9 7HQ

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

ENTRANCE HALL
Staircase to first floor, engineered wood flooring, recessed ceiling downlighter, doors, wall mounted fuse box.

SITTING ROOM
Dual aspect with character double glazed sealed unit windows to front and to rear, radiator, exposed brick fireplace with open fire, engineered wood flooring, built-in solid wood shelves, wall mounted lamps, painted exposed beams to ceiling.

KITCHEN DINER
Dual aspect with character double glazed sealed unit windows to front and to rear, radiator. Range of bespoke fitted floor and wall mounted units, kitchen unit with solid timber single drainer stainless steel sink with rich mixer tap, inset four ring electric induction hob, built-in double oven and grill under, space and plumbing for washing machine and dishwasher, "Worcester" oil-fired central heating boiler, wall mounted shaver point, downlighters, exposed and painted beams to ceiling, tiled floor.

FIRST FLOOR LANDING

BEDROOM ONE
Radiator, vaulted ceiling with exposed beams, Velux windows to front and rear, exposed wooden floorboards.

BEDROOM TWO
Radiator, vaulted ceiling with exposed beams and access door to loft storage space, window to front with exposed floorboards.

BATHROOM
Velux window to rear, modern fitted white suite comprising en-panelled bath with mixer type and shower over, cupboard storage unit with wash hand basin, low level WC, wall mounted chrome heated towel rail, part tiled walls, built-in storage cupboard and laminate flooring.

GARDEN & EXTERIOR
Range of floor and wall mounted storage units, solid wood working kitchen bench, fridge, tiled floor, under stairs storage.

UPPER FLOOR/ADDITIONAL SPACE
Velux window to rear, carpeted, door to eaves storage.

GARDEN
Laid to lawn garden with planting borders and established shrubs and trees, parking.

LOCAL AUTHORITY
South Hams District Council

COUNCIL TAX BAND: C

EPC: E

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.



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