



**3 Radford
Cottages,
Kingfisher
Way,
Plymouth,
PL9 7PS**

Guide Price
£205,000



MILLINGTON TUNNICLIFF

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



2



1



1



A



EPC

56



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 and has a front cottage garden, rear courtyard with outbuildings and allocated off road parking. Accommodation comprises an open portico, living room, kitchen and walk in pantry on the ground floor, together with 2 bedrooms and bathroom/WC on the upper floor. The cottage is Upvc double glazed and has electric heating. No chain. EPC E 44.

GROUND FLOOR

PORTICO

An open entrance at the front of the property with door to:

LIVING ROOM

13' 4" x 11' 3" (4.07m x 3.43m)

Upvc double glazed window to front, tiled fireplace, under stair cupboard, electric heater, door to:

KITCHEN

9' 5" x 7' 10" (2.88m x 2.39m)

Door to exterior, upvc double glazed window to rear, range of base units and work surfaces, single drainer sink unit, opening to:

WALK IN PANTRY

Timber window to rear.

FIRST FLOOR

BEDROOM 1

14' 1" x 8' 8" (4.31m x 2.66m)

Electric heater, Upvc double glazed window to front, bulkhead cupboard.

LOBBY

BEDROOM 2

8' 0" x 8' 0" (2.44m x 2.46m)

Upvc double glazed window to rear, bulkhead cupboard.

SHOWER ROOM/WC

With shower cubicle, low level WC and wash basin.

EXTERIOR

The house has a lawned front garden which is open along with the 4 other cottages with views towards Hooe Lake. At rear there is a courtyard with stone built outbuilding. There is an allocated car hardstand above and behind the cottages.

TENURE

Freehold.

COUNCIL TAX

Band A.

ADDITIONAL INFORMATION

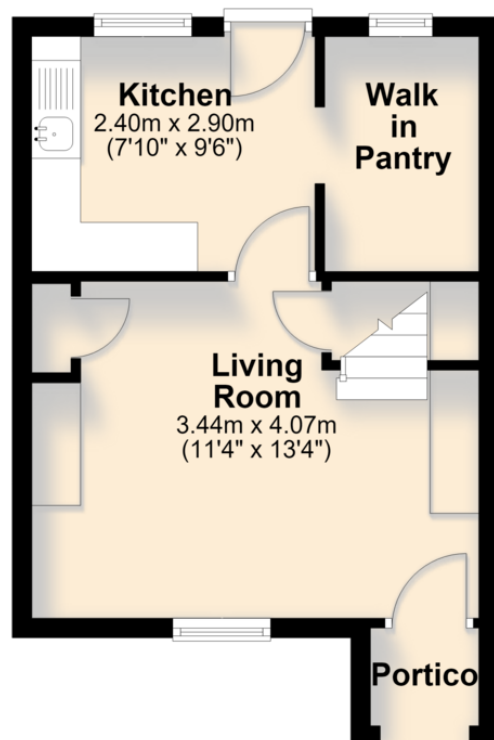
The property has mains water, electric and drainage. No broadband connected. There is a Right of Way across the 4 cottages at front. At rear there is a ROW over the courtyard to allow access to the parking at rear and dustbins. The cottage is of solid masonry walls under a pitched slate clad roof.



FLOORPLAN

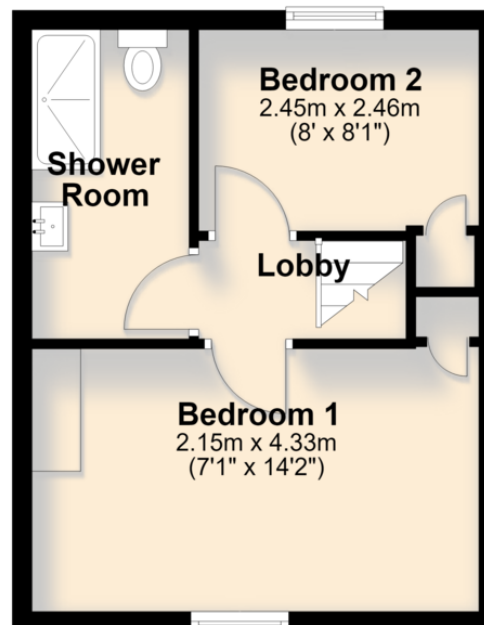
Ground Floor

Approx. 28.4 sq. metres (305.6 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.4 sq. feet)



Total area: approx. 54.8 sq. metres (590.0 sq. feet)

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