



1 Radford Cottages Kingfisher Way

Oreston, Plymouth, PL9 7PS

£300,000



A superbly positioned stone built cottage being sold with no onward chain in a prime position with uninterrupted views of Hooe Lake & the surrounding area towards Staddon Heights. The cottage has a rear courtyard with outbuilding & gardens. The accommodation comprises a living room & kitchen which are open-plan with wood burner, walk-in pantry. On the first floor there is a double bedroom with walk-in closet & bathroom. The benefit of off-road parking.



RADFORD COTTAGES, KINGFISHER WAY, ORESTON, PL9 7PS

ACCOMMODATION

A front door opens into the open-plan living room & kitchen.

OPEN-PLAN LIVING ROOM & KITCHEN 19'6 x 13'7 (5.94m x 4.14m)

Provides ample space for seating. Stone fireplace with wood burner & window overlooking the gardens & Hooe Lake. The kitchen area has base mounted cabinets with work surfaces, stainless steel sink with tiled splash-backs & window overlooking the courtyard. Space for freestanding appliances. Shelving. Doorway to rear courtyard.

WALK-IN PANTRY

Shelving. Plumbing for washing machine. Electric meter & consumer unit.

BEDROOM 19'11 x 13'11 (6.07m x 4.24m)

Generous dual aspect double bedroom with windows to the front & side elevations both enjoying fantastic views of the lake. Exposed floorboards. Walk-in closet with shelving.

BATHROOM

Comprises bath, pedestal basin & wc. Part-tiled walls. Electric shower system over the bath with shower rail & curtain. Wall mounted electric heater. Window. Over-stairs cupboard housing the hot water cylinder.

OUTBUILDING 14'9 x 7'9 (4.50m x 2.36m)

Constructed in stone work with power.

OUTSIDE

To the rear the property has a courtyard plus side gate for access. Gardens to the side & front elevations to the property laid to lawn & shrubs. Gravelled patio area. Direct views of the lakes from the gardens towards Staddon Heights. Generous private parking area from which there are uninterrupted views of the lake.

COUNCIL TAX

Plymouth City Council
Council Tax Band: A

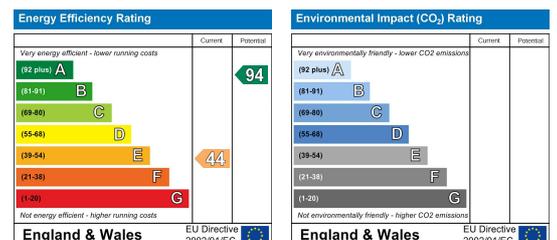
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.