



6 Langwells Court, Blackawton.

Guide Price **£239,950**

A centrally located cottage in this highly regarded South Hams village

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

- No chain
- Character Cottage
- Central village location
- Lounge
- Kitchen
- Two Bedrooms
- Loft room
- Courtyard garden
- End of terrace
- On street parking nearby

Tenure: Freehold

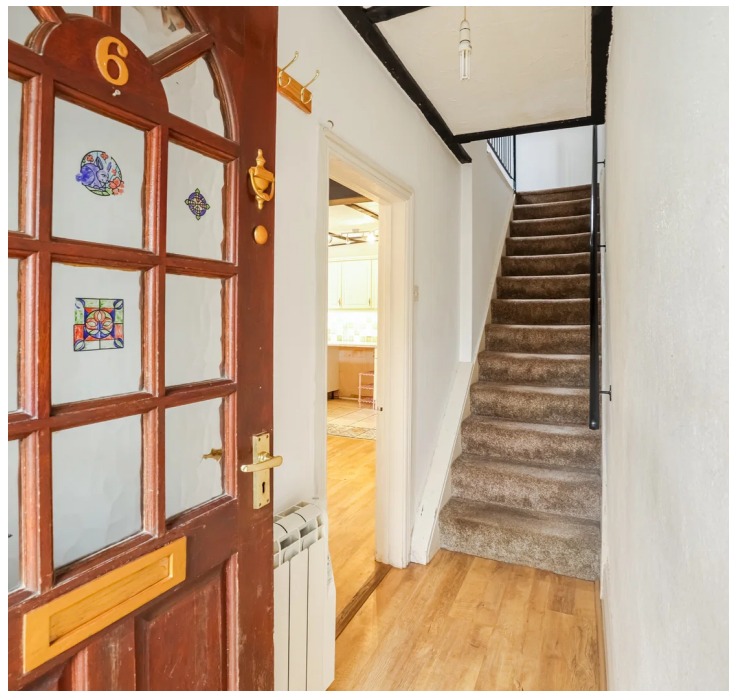
Property Type: End of Terrace House

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Council Tax Band: B

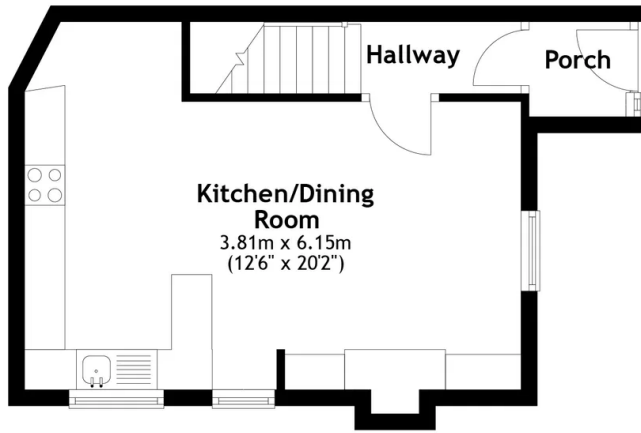
EPC: E

A property full of character and charm nestled in the countryside village of Blackawton is this two-bedroom cottage. The village itself is extremely friendly and welcoming, with an annual firework display, the famous annual worm charming contest and a community run shop. Entering through the front door and to the left, you have the open plan downstairs living area. Upstairs are two ample sized bedrooms along with the three-piece family bathroom. There is also an additional loft room, complete with Velux window, providing a great versatile space. Externally the property has a private courtyard space which is located at the front of the property where you can enjoy the peaceful village setting. There is also plenty of on street parking in close vicinity to the house itself. Being offered with no forwarding chain, we thoroughly recommend a viewing.



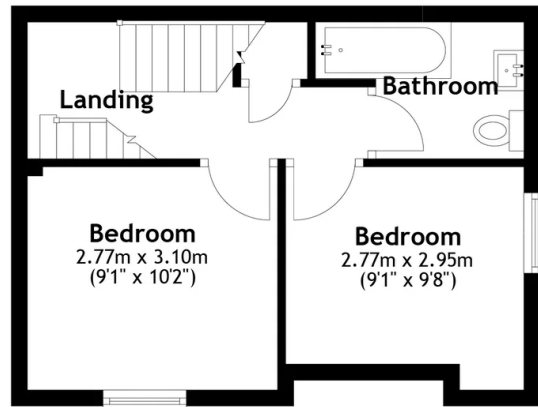
Ground Floor

Approx. 29.5 sq. metres (317.1 sq. feet)



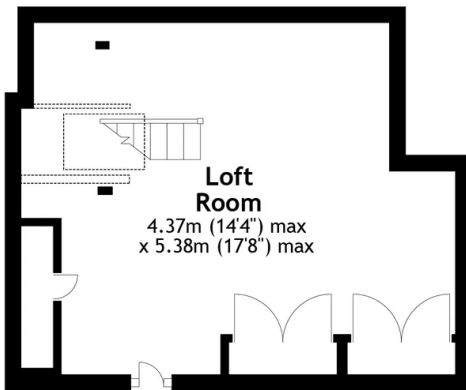
First Floor

Approx. 27.4 sq. metres (294.9 sq. feet)



Second Floor

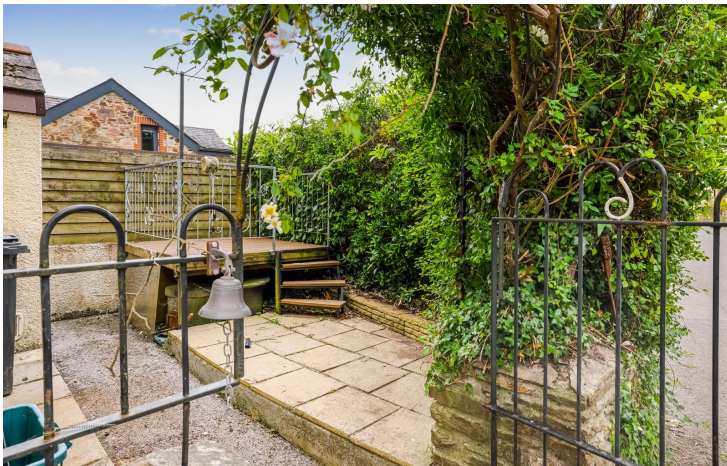
Approx. 21.8 sq. metres (235.1 sq. feet)



Main area: Approx. 78.7 sq. metres (847.1 sq. feet)

Plus garage, approx. 9.8 sq. metres (105.1 sq. feet)

6 Langwells, Blackawton



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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