



2 Hillside, Moreleigh Road,
Harbertonford, Totnes, TQ9 7TU

RENDELLS

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Guide Price of £230,000

A characterful and spacious two bedroom terraced cottage with rear garden set in the desirable village of Harbertonford.

- Character Cottage
- Two Bedrooms
- Garden
- Sought after village
- Period features
- Close to local amenities
- Cast iron radiators throughout

Situation

Harbertonford is only a short drive from Totnes and all its facilities. The village itself offers an excellent shop and post office, petrol station, popular church, village hall and primary school. The village is actively involved with its close neighbouring village of Harberton, which falls within the same parish and also offers a pub, church, village hall and playing field. The ancient borough of Totnes enjoys a prominent position above the River Dart. It is the second oldest borough in England and is full of facilities to include its own hospital, supermarket, interesting shops and galleries together with the riverside walks, Guild Hall, Churches and its very own Norman Castle. The railway station links directly with London Paddington and the A38 Devon Expressway is only 15 minutes away joining it at Buckfastleigh, giving excellent access to Plymouth and northbound Exeter.

Accommodation

Entrance/Lounge Area

As you enter the property, there is hardwood flooring throughout and an open-plan lounge leading into the kitchen/diner. The property has been finished internally with a lime wash finish. There is space for a log burner (log burner not included), with a wooden mantle acting as a feature point within the room. The property is finished with traditional lime plaster and eco materials throughout.

Kitchen/Diner

The kitchen is finished with wooden cabinetry and offers ample storage space. Features include a Belfast sink with brass dual hot and cold mixer tap. There is a feature tiled wall to emphasize the kitchen space, along with shelving.

Utility Area

The kitchen leads into a small utility area with access to the rear. There is plumbing for a washing machine and space for a freestanding fridge. The utility space features grey flagstones tiling with white grout and continues the white wash and wood finish theme. A Velux window allows plenty of natural light into the space.



Landing/First Floor

Upstairs you will find well-proportioned bedrooms with wood flooring continuing throughout.

Master Bedroom

The master bedroom benefits from a beautiful recessed window allowing ample natural light. There is also a useful built-in storage cupboard above the stairs.

Bedroom Two

The second bedroom would make an ideal nursery, guest room, or home office space.

Jack and Jill Shower Room

The Jack and Jill shower room is accessible from both bedrooms. The shower room features clay tiling and a beautiful exposed copper sink with brass mixer tap. The shower area is finished with ceramic tiling and includes an overhead shower hose in a light bronze finish. There is also a W.C. and a window providing plenty of natural light.

Council Tax	Energy Performance Certificate	Tenure
Band B.	Energy rating C.	Freehold.

Services

Mains electricity. Mains water (supply metered) and mains drainage. Gas central heating.

Local Authority

South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

Mileages

Totnes (3.5 miles), Dartmouth (13.6 miles), Kingsbridge (12.6 miles), Newton Abbot (9.4 miles), Plymouth (23.1 miles), Exeter (29.6 miles) via Devon Expressway/A38.London Paddington via Totnes Train Station approx. 2.45 hours).

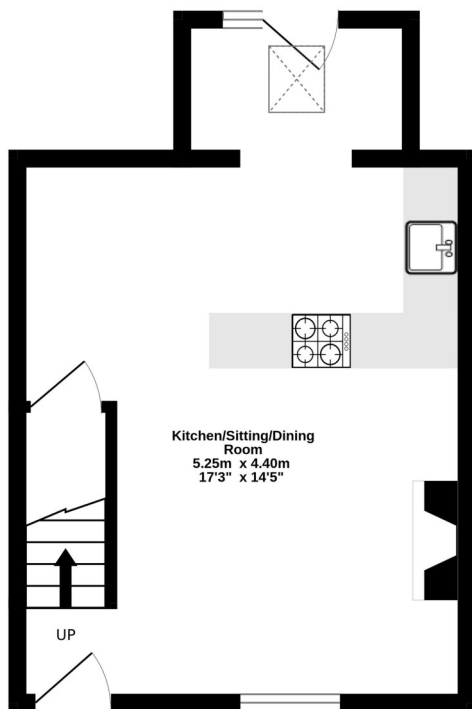
Directions

Take the main A 381 from Totnes to Kingsbridge on entering Harbertonford passing the Petrol Station on your left continue past the Church on your right and take the next right after the pedestrian crossing signposted Moreleigh the cottage can be found a short distance along the road on the left.

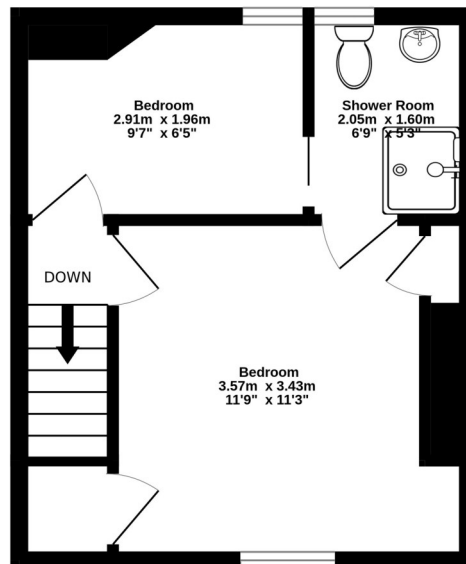
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
27.4 sq.m. (295 sq.ft.) approx.



1st Floor
23.9 sq.m. (257 sq.ft.) approx.



TOTAL FLOOR AREA : 51.3 sq.m. (553 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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