



Luscombe Maye

Since 1873

Buntings, Great Cotton Farm, Dartmouth

Guide Price £225,000

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DESCRIPTION

Luscombe Maye are delighted to bring to market this beautifully presented one-bedroom terrace barn conversion.

Downstairs comprises a spacious double bedroom that is serviced by the bathroom fitted with hand basin, WC and bath with shower above.

Stairs ascend to the open plan living space, and the kitchen is fitted with ample worktop space, integrated fridge and oven with space for other appliances. The features throughout such as exposed beams and double height ceiling create spacious and characterful living room that also enjoys a gas fire and French doors onto the garden.

Outside, the property benefits from allocated parking, front courtyard and west facing garden.

SERVICES

Mains Electricity & Gas connected. Private Water Supply.

CONSTRUCTION

The property is understood to be of standard construction.

PARKING

Allocated Parking Space

AGENTS NOTE

Public footpath through Great Cotton Farm yard.

Management Company will be set up to maintain communal area, retrospectively.



The Buntings, Great Cotton Farm, Dartmouth, TQ6 0LB

Approximate Gross Internal Floor Area = 68.2 sq m / 734 sq ft

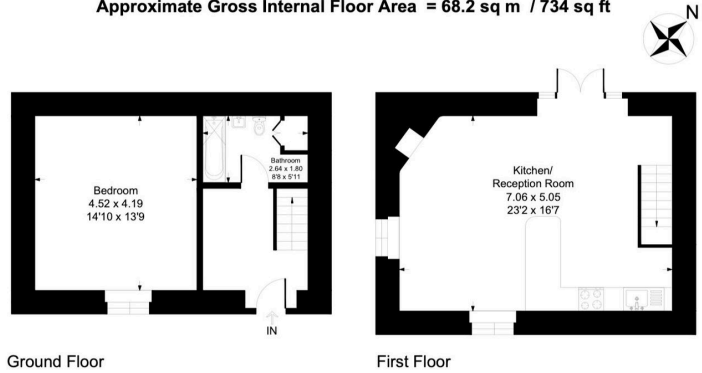


Illustration for identification purposes only, measurements are approximate, not to scale.

- One Bedroom Terrace Home • Barn Conversion
- Open Plan Living
- Recently Decorated Throughout
- Walking Distance into Dartmouth
- Private Garden & Patio
- Allocated Parking



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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