



4 Coles Cottages

Down Thomas, Plymouth, PL9 0BH

£385,000



Superb cottage-style semi-detached property set within the heart of the South Hams village of Down Thomas. A fantastic location in easy reach of the South West coast path and the neighbouring village of Heybrook Bay. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, generous open-plan dual aspect lounge/dining room & kitchen, separate snug/playroom & study. On the first floor there are 4 bedrooms, master ensuite shower room and family bathroom. Other features include a store/utility, landscaped rear garden, countryside views towards Dartmoor. Double-glazing & gas central heating.



COLES COTTAGES, DOWN THOMAS, PLYMOUTH PL9 0BH

ACCOMMODATION

Front door with a covered canopy over and an outside light opening into the entrance hall.

ENTRANCE HALL 14'0" x 6'1" (4.27 x 1.85)

Providing access to the accommodation. Staircase ascending to the first floor. Understairs cupboard.

DOWNSTAIRS CLOAKROOM/WC

Comprising a wc and a wall-mounted basin with a tiled splash-back. Obscured window with a fitted blind to the side elevation.

OPEN-PLAN KITCHEN & LOUNGE/DINING ROOM 13'6" x 8'2" kitchen area & 14'9" x 14'9" lounge/d (4.14 x 2.51 kitchen area & 4.50 x 4.50 lounge/dini)

A generous open-plan 'L-shaped' room running from the front to the rear. Ample space for dining table and chairs plus seating. The kitchen area is fitted with a range of matching cabinets with tiled splash-backs and polished hard wood work surfaces. Built-in NEFF oven. NEFF grill/oven and a warming drawer. Separate stainless-steel 4-burner gas hob with a cooker hood above. Belfast-style porcelain sink with work-top mounted mixer tap. Space and plumbing for dishwasher. Inset ceiling spotlights within the kitchen area. Window to the front elevation. French doors to the rear opening onto the garden.

PLAY ROOM 13'1" x 8'4" (3.99 x 2.54)

A very useful ground floor reception room with a window to the side elevation. Feature wood burning stove with a natural stone surround and hearth. Doorway providing integral access to the store/utility space. Doorway to the study.

STUDY 9'1" x 8'3" (2.77 x 2.51)

Windows to 2 elevations. Over-head Velux-style skylight. Doorway to outside.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 11'6" x 10'9" (3.51 x 3.28)

Window to the front elevation. Inset ceiling spotlights. Built-in wardrobe with mirrored doors. Doorway leading into the ensuite shower room.

ENSUITE SHOWER ROOM

Comprising an enclosed shower, wc and pedestal basin. Tiled floor. Fully-tiled walls. Obscured window to the side elevation.

BEDROOM TWO 17'10" x 8'3" (5.44 x 2.51)

A triple aspect room with windows to the front, side and rear elevations. There are lovely views from the rear over countryside. Inset ceiling spotlights. Loft hatch.

BEDROOM THREE 11'10" x 8'4" (3.61 x 2.54)

Window with fitted blinds to the rear elevation providing lovely countryside views. Inset ceiling spotlights.

BEDROOM FOUR 8'6" x 6'1" (2.59 x 1.85)

Window with fitted blind to the rear elevation providing lovely countryside views.

FAMILY BATHROOM 8'4" x 5'3" (2.54 x 1.60)

Comprising a bath with a shower system fitted over and a glass screen, wc and pedestal basin. Chrome towel rail/radiator. Tiled floor. Fully-tiled walls. Inset ceiling spotlights.

STORE/UTILITY ROOM 8'6" x 4'10" (2.59 x 1.47)

Hard wood up-&-over door to the front elevation. Space and plumbing for washing machine. Power and lighting. Consumer unit.

REAR GARDEN

The rear garden has been landscaped with areas laid to slate paving, decking and lawn plus a raised shrub and flower bed. There is an outside tap, outside shed and outside power. Timber gates provide external access to the rear garden. There is also an outside tap to the front elevation.

COUNCIL TAX

South Hams District Council
Council tax band D

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

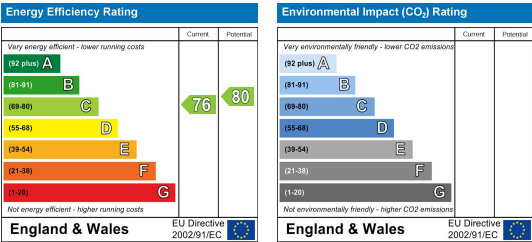
Area Map



Floor Plans



Energy Efficiency Graph



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