



- 🏠 INVESTORS ONLY - A WELL PRESENTED HOLIDAY COTTAGE IN TUCKED AWAY LOCATION
- 🏠 OPEN PLAN GROUND FLOOR LIVING ACCOMMODATION
- 🏠 WELL FITTED KITCHEN
- 🏠 CONSERVATORY
- 🏠 LOUNGE WITH WOODBURNING STOVE
- 🏠 TWO BEDROOMS
- 🏠 TWO SHOWER ROOMS
- 🏠 GARDEN
- 🏠 OFF ROAD PARKING
- 🏠 EPC RATING: C



HOLIDAY COTTAGE - INVESTMENT PURCHASERS ONLY
A Beautifully presented character home with wood burning stove, well fitted modern kitchen, conservatory, two bedrooms, master ensuite, shower room, delightful private rear garden and off road parking.

A wood panelled door at the front of the property opens into the open plan ground floor living accommodation. The lounge area has a feature fireplace with wooden mantle, tiled hearth and fitted wood burning stove, fitted shelving into alcoves either side of the fireplace and a cloaks cupboard. From the lounge there are double doors opening into the conservatory where there is space for table and chairs and double doors opening to the rear garden. The kitchen area is well fitted with modern wall and base level kitchen units with granite work surfaces and tiled splash backs. There is space for fridge/freezer, a fitted ceramic hob and stainless steel electric oven with stainless steel chimney style extractor over, space and plumbing for washing machine and dishwasher, and dual aspect double glazed windows with granite cills. On the first floor are two double bedrooms, both with vaulted ceilings and fitted wardrobes with bedroom one having the benefit of an en-suite shower room. The en-suite shower room is fitted with modern suite comprising large glazed shower cubicle with thermostatically controlled raindrop shower and handheld shower attachment, wash hand basin set into vanity unit with cupboards



beneath and mirror over with shaver point, and low level WC. The family shower room is fitted with white suite comprising glazed shower cubicle with thermostatically controlled raindrop shower with hand held shower attachment, pedestal wash hand basin and low level WC.

A gravelled driveway leads to the parking area where there is parking for two vehicles, a timber shed and steps from the parking area provides access to the front door and the rear gardens. Immediately to the front of the property is a small courtyard area while the garden to the rear is decked and gravelled for ease of maintenance and offers a delightful private seating area with timber summer house.

Keepers Cottage is freehold and is connected to all mains services with gas fired central heating.

Council Tax band: C - South Hams District Council

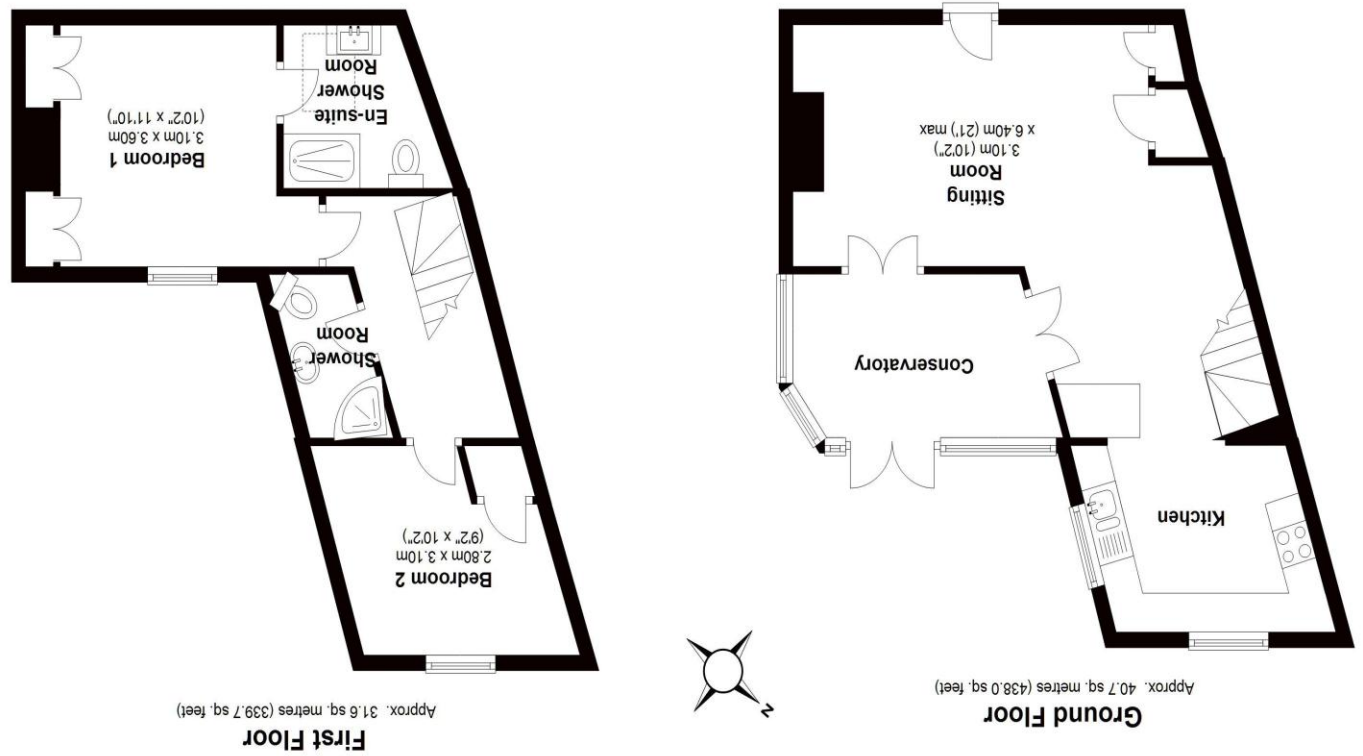
For more information, or to make an appointment to view, please contact the office on 01803 866336



Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



Total area: approx. 72.2 sq. metres (777.6 sq. feet)
Keepers Cottage, Hernaford Road, Harbertonford



Energy Efficiency Rating	
Current	76
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions		A	(92-100)
		B	(81-91)
C		(69-80)	
D		(55-68)	
		E	(39-54)
		F	(21-38)
Not environmentally friendly - higher CO ₂ emissions		G	(1-20)



**Keepers Cottage, Hernaford Road, Harbertonford, Totnes,
Devon, TQ9 7TX**

Ref: DWO01102

01803 866336

£309,950



WOODS

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