



- 🏠 A beautifully presented Grade II\* listed character home
- 🏠 Situated in the centre of town within easy reach of the town's amenities
- 🏠 Entrance hall
- 🏠 Dining room
- 🏠 Sitting room
- 🏠 Kitchen/breakfast room
- 🏠 Garden room/occasional bedroom
- 🏠 Master bedroom with shower and further double bedroom
- 🏠 Family bathroom
- 🏠 Delightful private enclosed garden



Accessed via shared cobbled pathway, the front door to Tudor Cottage opens into the entrance foyer where there is slate tiled flooring, an opening to the dining room, door to the sitting room and stairs rising to the first floor. The dining room has slate tiled flooring, feature beams and radiator. The sitting room has an historic stone fireplace with wooden mantel, slate hearth and fitted wood burning stove. There are feature ceiling beams, wooden floorboards, bookshelves and multi pane windows. Doors provide access to the cloakroom and also the original staircase which is currently not in use, and there is a spiral staircase to the lower ground floor being bedroom two. The cloakroom is fitted with white suite comprising low level WC and wash hand basin set into vanity unit. There is ceramic tiled flooring and double glazed window.

The bedroom has wooden floorboards, wooden window and radiator and also a tiled shower cubicle with thermostatically controlled raindrop and hand held shower with extractor fan.

On the first floor is the kitchen, fitted with a range of base level units and drawers beneath granite work surfaces with inset double stainless steel sink, fitted electric oven and hob and integrated dishwasher. There is a larder cupboard with space for fridge/freezer, feature ceiling beams, wooden floorboards and double glazed Velux window and double glazed skylight. A door from the kitchen opens into the inner hall where there is wooden flooring, utility cupboard housing the recently installed gas fired combination



boiler and space and plumbing for washing machine. Doors from the inner hall lead to bedroom one and the family shower room. Bedroom one is a good size double room with wooden casement windows, wooden flooring, feature beams, radiator and built in wardrobes. The shower room is part tiled and fitted with suite comprising shower cubicle with glazed screen and thermostatically controlled shower, wash hand basin with drawers beneath and low level WC. There is ceramic tiled flooring, a double glazed Velux window and heated towel rail/radiator. Steps from the kitchen lead to the garden room where there is wooden flooring, a double glazed wooden window and wooden double glazed bi-fold doors opening to the garden.

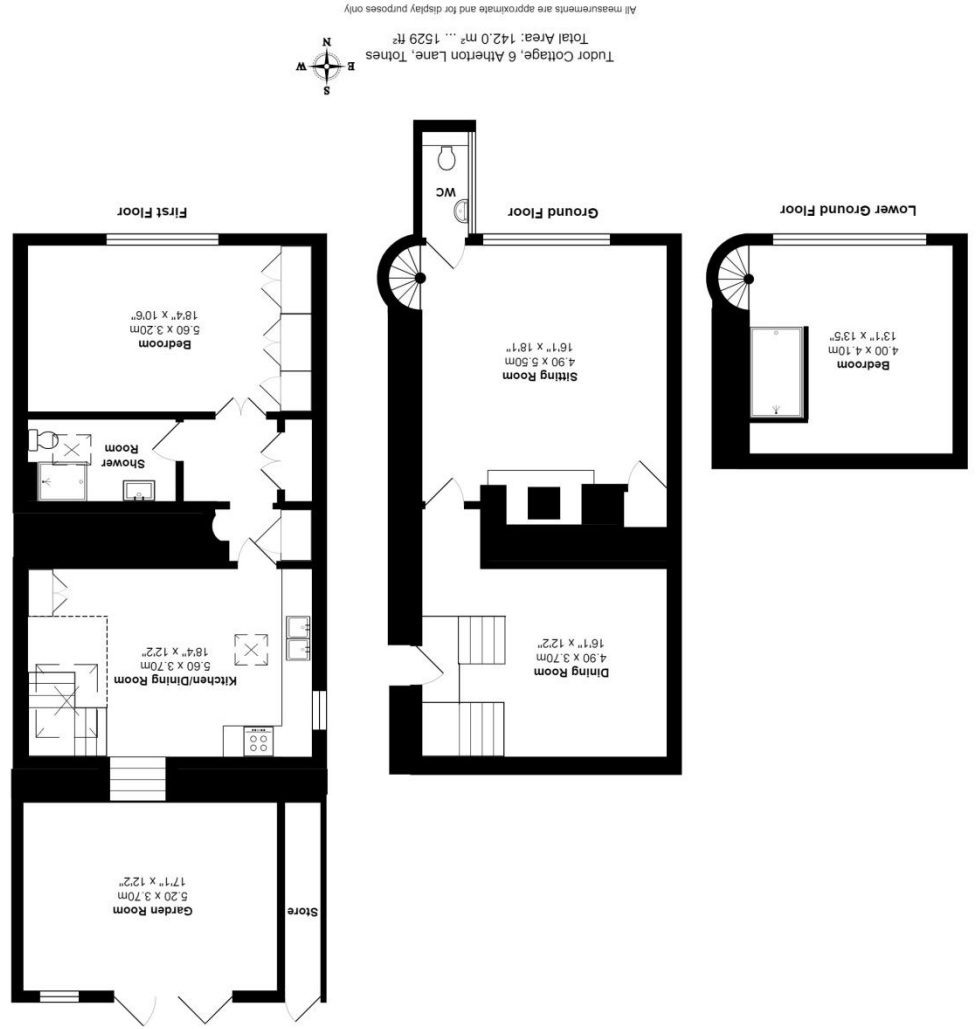
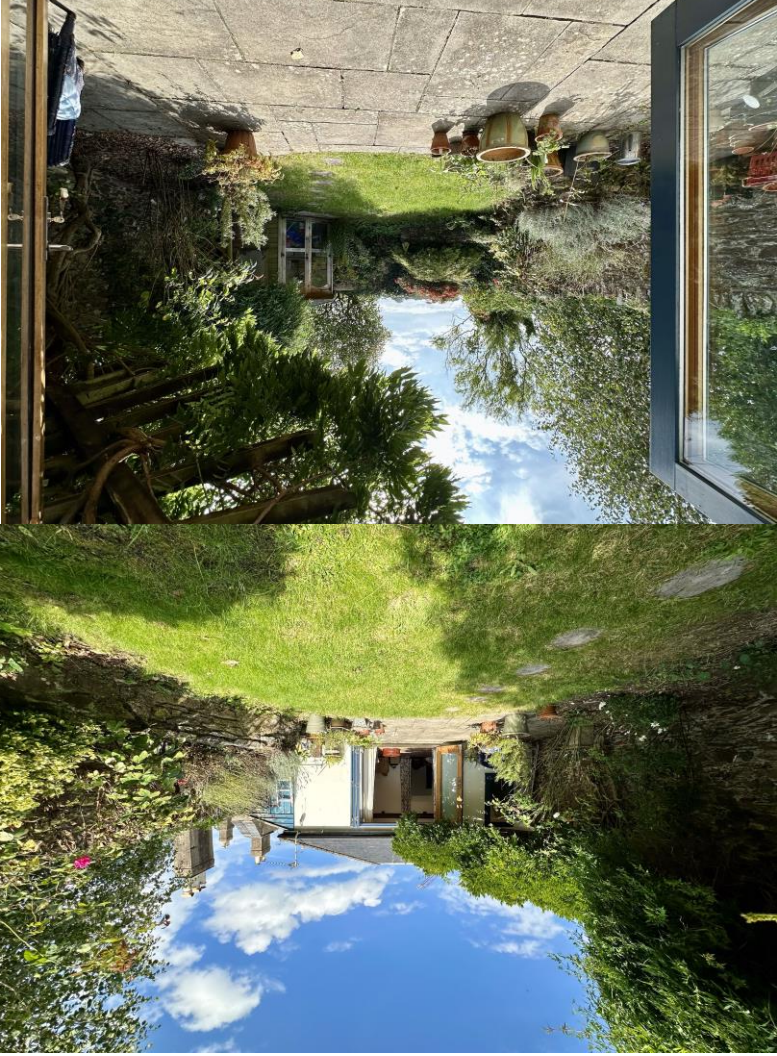
The garden to the rear is a delight, south facing, private and enclosed by stone walling with lawned area, patio area, well stocked flower borders including roses, lavender and acias. There is a pergola over patio with Wysteria and Jasmine, summer house with power and light connected which was formerly used as a pottery workshop, and further storage shed.

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

Council Tax band C - South Hams District Council



**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.



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 Guide Price £550,000  
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