



***Our View** “Charming character cottage close to the village centre with a delightful detached garden”*

This delightful period two bedroom cottage is well presented throughout and situated in the heart of the popular location of South Brent in the South Hams

The accommodation comprises a spacious living room with a double glazed window to the front, a delightful feature woodburner fireplace, an exposed stone wall and a cupboard housing the utility meters. An opening leads through to the fitted kitchen where you have a matching range of base level units with a stainless steel mixer tap sink and drainer. There is a built-in oven and a ceramic hob with an extraction hood and light above, space for a fridge/freezer and washing machine and a storage cupboard situated underneath the staircase. Continuing past the kitchen you have access to the bathroom comprising a low-level flush WC, pedestal wash hand basin with storage beneath and panelled bath with an electric shower fitted. There is an obscured double glazed window to the rear, a skylight and tiled walls and flooring.

From the kitchen you also have access to the rear of property with stairs leading to the first

floor where you will find two bedrooms, one double and a single, both with double glazed windows to either the front or rear. Bedroom one is a good size double room and bedroom two benefits from built-in storage space and a cupboard housing the combination boiler.

Externally to the rear of the property there is a courtyard garden and leading directly outside you will then find a shared pathway which leads to an offset detached garden which is laid to lawn and also benefits from a recently installed detached summer house providing for a range of uses.

South Brent is a large village within the boundaries of Dartmoor National Park with a thriving community. Local amenities include a primary school, church, community centre, village hall, shops, pubs and a sports ground. Transport links are good as the village lies close to the Devon Expressway which connects Plymouth to Exeter and there is a railway station some five miles away at Ivybridge with services to Totnes and Newton Abbot as well as Plymouth and Exeter.

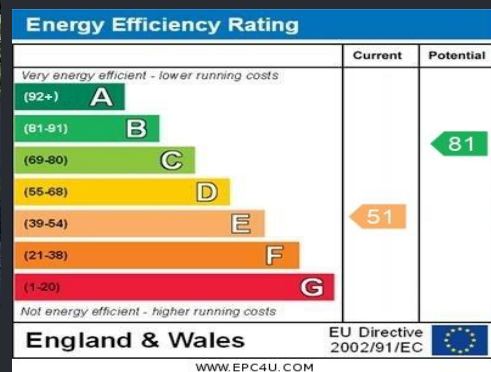
- Character cottage
- Spacious living room with woodburner
- Fitted kitchen
- Downstairs bathroom
- Two bedrooms
- Detached rear garden with summer house
- Convenient village centre location
- Set within Dartmoor National Park
- Excellent nearby transport links
- All mains services





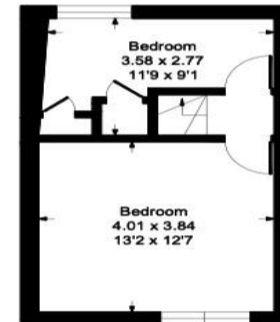
ALLSWORTH
PROPERTY

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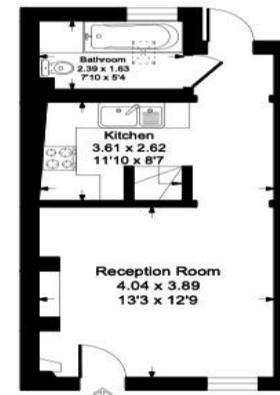


6 Totnes Road, South Brent, TQ10 9BP

Approximate Gross Internal Area = 58.7 sq m / 632 sq ft



First Floor



Ground Floor

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



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Guide Price £220,000 Freehold

Ref: DSN6957

