



## 1 John Cooms Cottages Millway Place

Honcray, Plymouth, PL9 7RG

**£225,000**



Mid-terraced character cottage situated in a quiet tucked-away position set back from the road with off-road parking & an enclosed rear courtyard. The accommodation briefly comprises a lounge, kitchen/dining room, 2 bedrooms & a bathroom. uPVC double-glazing & gas central heating.



## JOHN COOMS COTTAGES, HONCRAY, PL9 7RG

### ACCOMMODATION

A front door opens to the lounge.

#### LOUNGE 12'11 x 12' (3.94m x 3.66m)

Beamed ceiling. Window to the front elevation. Chimney breast with fireplace featuring a living flame style gas fire. Doorway from the lounge opens to the kitchen/dining room.

#### KITCHEN/DINING ROOM 12'6 x 12'1 (3.81m x 3.68m)

A range of base & wall mounted cabinets with work surfaces & tiled splash-backs. Space for table & chairs. Units continue throughout the under-stairs area with space for the fridge/freezer. Wine rack. Space & plumbing for washing machine. Built-in double oven & grill. Four gas burner hob with a cooker hood over. Sink unit with a single drainer. Window to the rear elevation overlooking the courtyard. Doorway opens to the rear hall.

#### REAR HALL

Door leading to the courtyard. Staircase leading to the first floor. At the top of the stairs a small landing & loft hatch.

#### BEDROOM ONE 12' x 11'11 (3.66m x 3.63m)

Window to the front elevation. Built-in cupboards & wardrobes.

#### BEDROOM TWO 12'1 x 6'11 (3.68m x 2.11m)

Window to the rear elevation. Built-in cupboard housing the Ideal gas boiler.

#### BATHROOM 8'5 x 5'9 max dimensions (2.57m x 1.75m max dimensions)

Comprises pedestal wash hand basin, wc & corner style bath. Partly-tiled walls over the bath, electric shower system. Obscured window to the rear elevation.

### OUTSIDE

To the front an off-road parking space. To the rear a courtyard style garden with outside light. Beyond the courtyard is a masonry storage shed.

### COUNCIL TAX

Plymouth City Council

Council Tax Band: B

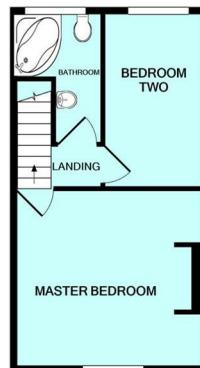
### SERVICES PLYMOUTH

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

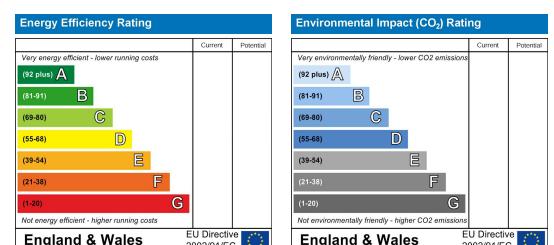
### Area Map



### Floor Plans



### Energy Efficiency Graph



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