



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

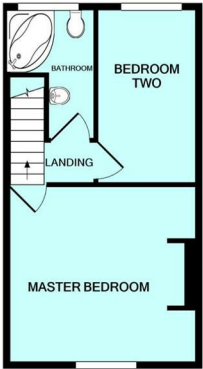
SERVICES PLYMOUTH

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

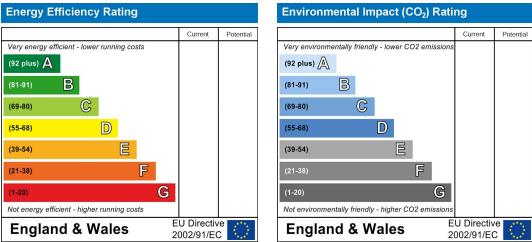
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.