



Wrights Cottage & Briars

Brixton, Plymouth, PL8 2AH

Price Guide £275,000



A unique opportunity to acquire these 2 period cottages on separate titles but being sold as one, incorporating a flying freehold. The cottages have a garage and parking plus level gardens. Wrights Cottage comprises a kitchen, dining room, separate lounge, 4 bedrooms, 2 attic rooms & bathroom. Briars comprises a living room, kitchen together with a bedroom plus an adjacent dressing room/nursery & shower room. Double-glazing & central heating. Vacant possession with no onward chain. Cash buyers only.



WRIGHTS COTTAGE, BRIXTON, PL8 2AH

ACCOMMODATION

Covered canopy over the front door opening into the dining room.

DINING ROOM 16'10 x 10'6 (5.13m x 3.20m)

Solid fuel stove. Staircase rising to the first floor. Under-stairs cupboard. Window to the front elevation. Doorway through to the kitchen.

KITCHEN 16'6 x 7' (5.03m x 2.13m)

Range of base and wall-mounted cabinets. Single bowl twin drainer sink unit. Window.

ENTRANCE HALL

Doorway opening onto the main road. Doorway providing access to the lounge. Staircase continuing to upstairs. Wall-mounted consumer unit. Electric meter.

LOUNGE 42'7"16'4" x 29'6"36'1" (13'5 x 9'11)

Dual aspect with windows to 2 elevations. Stone-built fireplace with a hearth.

FIRST FLOOR LANDING

Providing a split-level access to the first floor accommodation. Doorway concealing the staircase leading to the attic rooms.

BEDROOM TWO 12'1 x 9'4 (3.68m x 2.84m)

Original fireplace. Storage cupboard. Window providing views down the Brixton high street.

BATHROOM 10'4 x 4'9 (3.15m x 1.45m)

Comprising a bath, basin and wc. Towel rail/radiator. Obscured window.

BEDROOM THREE 10'2 x 8'9 (3.10m x 2.67m)

Window with views down Brixton high street.

BEDROOM ONE 12'2 x 11'1 (3.71m x 3.38m)

A dual aspect room with lovely countryside views.

BEDROOM FOUR 8'2 x 7'7 max dimensions (2.49m x 2.31m max dimensions)

Window with lovely countryside views.

ATTIC LANDING

Providing access to attic rooms one and two.

ATTIC ROOM ONE 18'5 x 9'4 (5.61m x 2.84m)

Window with views down Brixton high street.

ATTIC ROOM TWO 8'7 x 6'1 (2.62m x 1.85m)

BRIARS

ACCOMMODATION

Front door opening into the living room.

LIVING ROOM 12'3 x 10'10 (3.73m x 3.30m)

A dual aspect room with 2 windows. Stone fireplace. Doorway opening into the kitchen. Staircase ascending to the first floor.

KITCHEN 10'4 x 8'2 (3.15m x 2.49m)

Base and wall-mounted cabinets. Stainless-steel single drainer sink unit. Space for free-standing appliances. Under-stairs storage area. Consumer unit. Electric meter. Double-glazed door leading to outside.

FIRST FLOOR LANDING

Providing access to the first floor accommodation.

BEDROOM ONE 12'2 x 11' (3.71m x 3.35m)

A dual aspect room with lovely views. Doorway opening into the adjacent dressing room/nursery.

DRESSING ROOM/NURSERY 9'11 x 8'1 (3.02m x 2.46m)

Windows with views down Brixton high street.

SHOWER ROOM 10'6 x 5'5 (3.20m x 1.65m)

Comprising a shower, wc and pedestal basin. Over-stairs cupboard housing the boiler. Obscured window.

GARAGE

Timber double doors to the front elevation. Hard stand beside the garage.

Please note that the garage belongs to Wrights Cottage.

OUTSIDE

Each property has an area of garden within its title. The gardens are mainly laid to lawn together with some mature shrubs. There are 2 storage/outbuildings, which was once a piggery belong to Briars Cottage.

AGENT'S NOTE

Wright's Cottage is council tax band C and has an EPC rating of E. Briars is council tax band A and has an EPC rating of D.

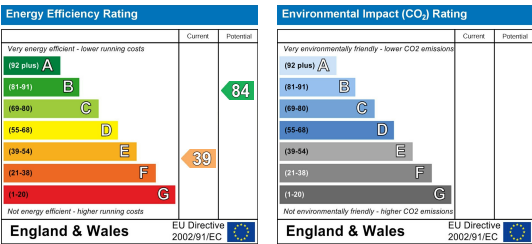
Area Map



Floor Plans



Energy Efficiency Graph



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