



## 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" x 16'4" x 29'6" x 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. 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 pigsty belong to Briars Cottage.

### AGENT'S NOTE

Wrights 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.

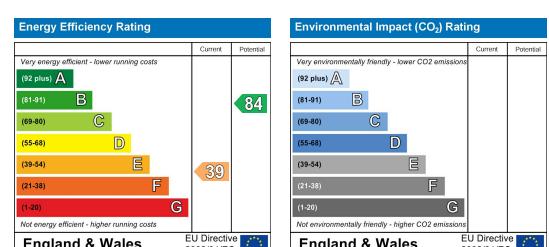
## Area Map



## Floor Plans



## Energy Efficiency Graph



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