



1 Hendys Cottage Arcadia Road

Elburton, Plymouth, PL9 8EQ

£169,950



Fabulous opportunity to purchase a Grade II listed character cottage located in the heart of Elburton village. The cottage is being sold with no onward chain & has accommodation comprising an open-plan kitchen/living area downstairs whilst there are 2 bedrooms & bathroom upstairs. Garden area to the rear & parking to the front. Gas central heating.



HENDYS COTTAGE, ELBURTON, PL9 8EQ

ACCOMMODATION

Access is gained via the wooden entrance door leading into the kitchen/living area.

OPEN-PLAN KITCHEN/LIVING AREA 14'11" x 14'10" (4.56 x 4.53)

Series of matching eye-level and base units with work surfaces. Inset single drainer sink unit with twin taps. Space and plumbing for a washing machine. Space for an electric cooker. Space for under-counter fridge and freezer. Under-stairs storage cupboard housing the gas boiler. Laminate floor. Stairs rising to the first floor accommodation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Window to the side elevation.

BEDROOM ONE 9'2" x 7'10" excl door recess (2.81 x 2.41 excl door recess)

Window to the front elevation. Sloping ceiling to the front elevation. Loft hatch.

BEDROOM TWO 8'11" x 6'8" (2.72 x 2.05)

Window to the front elevation. Sloping ceiling to the front elevation.

BATHROOM 7'1" x 3'6" (2.18 x 1.08)

White suite comprising a bath with twin hand grips, tiled area surround, mixer tap with spray attachment and shower screen, pedestal wash basin and a low level toilet. Sloping ceiling to the rear elevation. Obscured glazed to the rear elevation.

OUTSIDE

To the front of the property there is a gravelled area with the parking located opposite. To the rear there is a walled and fenced area with a gravelled sitting area accessed from the side gate off the lane.

COUNCIL TAX

Plymouth City Council
Council tax band B

SERVICES

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

ELBURTON

The suburb of Elburton and Dunstone forms part of Plymstock and is just a short drive to the bustling university city of Plymouth. Set within the highly regarded area of the South Hams, Elburton is surrounded by glorious coast and countryside which offer endless scope for leisure pursuits. The village-style centre has plenty of amenities for local residents including excellent local primary and secondary schools.

Area Map

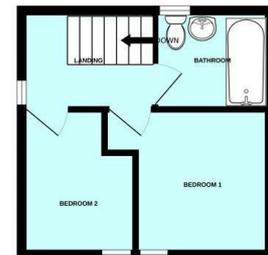


Floor Plans

GROUND FLOOR



1ST FLOOR



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