



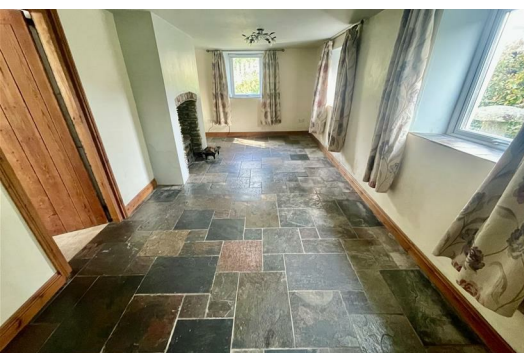
## 2 Belliver Cottages

Roborough, Plymouth, PL6 7BG

£300,000



A substantial detached period built cottage thought to have old origins which has been extended in the past. The property having the benefit of a delightful long cottage garden, to the rear with various out buildings. The accommodation comprises 2 large reception rooms with wood burning stove, kitchen, downstairs utility/wc, 3 bedrooms & a bathroom/wc. In need of updating. Offering great potential. Vacant & no onward chain.





2 BELLIVER COTTAGES, ROBOROUGH, PLYMOUTH, PL6 7BG

LOCATION

Set close to the heart of the old village of Roborough opposite the Lopes public house, yet enjoying a relatively quiet tucked away position. A good variety of local services & amenities nearby including those at Woolwell roundabout with a large Tesco's superstore, Lidl store & various other shops. A choice of local schools, bus routes close by and easy access into the city (albeit the road works providing some restriction to flow at present). Good access North towards Dartmoor & on towards Tavistock.

ACCOMMODATION

Double gates open into the front path & garden which continues around the west side & rear garden. The front porch with door gives access to a spacious front room with fireplace & wood burning stove. The kitchen with basic fittings, sink & storage cupboard. There are 2 doors, one off to the generous-sized lounge/dining room, dual aspect with 3 windows on 2 sides. Second door off to the useful under-stairs utility/wc.

At first floor level a landing gives access to 3 bedrooms, a large main bedroom which houses the hot water tank, 2 further bedrooms & a good-sized bathroom with spa bath, wc, wash hand basin & corner shower.

The property has wrap around gardens & a long generous-sized enclosed to the rear with lawns & a range of out buildings.

GROUND FLOOR

ENTRANCE PORCH 3' x 3' (0.91m x 0.91m)

FRONT ROOM 15' x 12' (4.57m x 3.66m)

KITCHEN 12'3 x 7'4 (3.73m x 2.24m)

LOUNGE/DINER 22'7 x 10'5 (6.88m x 3.18m)

FIRST FLOOR

LANDING

BEDROOM ONE 13'6 x 11'2 (4.11m x 3.40m)

BEDROOM TWO 9'2 x 8' (2.79m x 2.44m)

BEDROOM THREE 9' x 6'10 max (2.74m x 2.08m max)

BATHROOM 8'2 x 7'6 (2.49m x 2.29m)

COUNCIL TAX

South Hams  
Council Tax Band: C

SERVICES PLYMOUTH

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

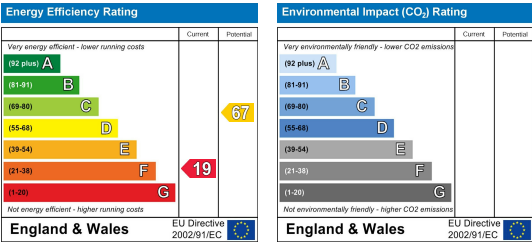
Area Map



Floor Plans



Energy Efficiency Graph



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