Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE

1 Victoria Cottages Farm Lane

Eggbuckland, Plymouth, PL6 5RH

£230,000

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As the name of this charming terrace of cottages suggests, that this end of terrace cottage was built during the reign of Queen Victoria & thus dates from somewhere between 1850 & 1900. Quietly tucked away in the heart of what was Eggbuckland Village before, the terrace is sandwiched between the traditional village pub & the church. This 2 bedroom end-terrace cottage occupies a plot that includes a south facing front garden enclosed by original stone walling & finished with a low maintenance patio. To the rear of the cottage there is a level garden which backs onto the churchyard, mainly laid to lawn with a patio area & store. The property comprises of an entrance porch, living room, kitchen/diner, 2 double bedrooms & a large shower room.

VICTORIA COTTAGES, FARM LANE, EGGBUCKLAND, PL6 5RH

ACCOMMODATION
Entrance via a wooden stable door with glazed panels opens into the porch.

PORCH 5'8" x 4'10" (1.74 x 1.49)
Single-glazed windows to the front & sides. Wood effect laminate flooring. Wooden door with glazed panel opens into the lounge.

LOUNGE 18'0" x 13'5" (5.5 x 4.09)
Oak flooring. Feature fireplace with wood mantle & surround with cast iron inset, decorative tiled & open grate. uPVC leaded light double-glazed window to the front with deep sil. Exposed beam ceiling. Staircase rises to the first floor landing. Under-stairs storage cupboards. Curved wooden door with glazed panels either side opens into the kitchen/diner.

KITCHEN/DINER 14'9" x 8'10" (4.52 x 2.71)
Attractive matching base & wall mounted units to include a fitted twin oven & spaces for a washing machine, fridge & freezer. Roll edge laminate work surfaces have inset 4 ring gas hob with filter hood over. Tiled splash-back. Stainless steel single drainer sink unit with obscured glazed port hole window to one side. Ample space for a dining table. Laminate wood flooring. Leaded light uPVC double-glazed window to the rear overlooking the garden. uPVC leaded light double-glazed door opens into the rear garden. Exposed beam ceiling.

FIRST FLOOR LANDING 8'7" x 2'5" (2.62 x 0.76)
Access hatch to roof void. Doors leading to the bedrooms & bathroom.

BEDROOM ONE 13'6" x 9'6" (4.14 x 2.92)
uPVC double-glazed leaded light window to the front with deep sil.

BEDROOM TWO 10'8" narrowing to 4'7" x 8'7" narrowing to 5'7" (3.27 narrowing to 1.41 x 2.64 narrowing to 1.71)
L-shaped bedroom with uPVC leaded light double-glazed window to the front.

BATHROOM 11'1" x 8'11" (3.39 x 2.73)
Lovely sized bathroom with matching suite of corner bath, separate shower cubical, wash hand basin inset into white high gloss vanity storage cupboards below. Close coupled wc. Part-tiled walls with aqua-boarding. Airing cupboard which houses the combination boiler. Tiled effect vinyl flooring. uPVC leaded light double-glazed window to the rear.

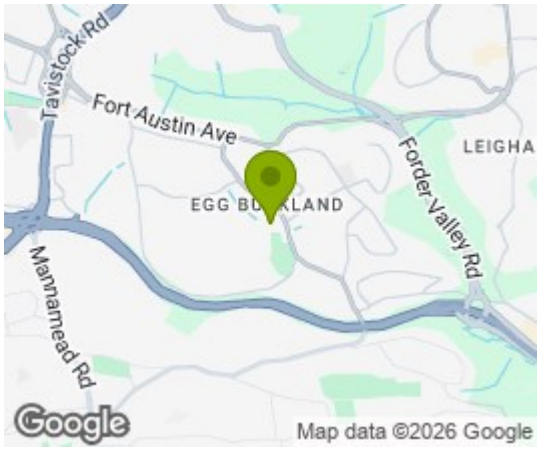
OUTSIDE
The property is approached via a shared walkway path which leads to a wooden picket gate, giving access to the front garden. A slate path leads to the front door bordered by a paved patio seating area.

GARDEN
To the rear a good-sized garden which consists of mainly laid to lawn with a paved patio seating area towards the rear boundary. Flower & shrub flowerbeds surrounding the lawn. A wooden gate gives access to a path leading out to the side road. A covered shed area.

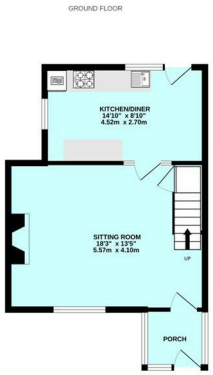
COUNCIL TAX
Plymouth City Council
Council Tax Band: A

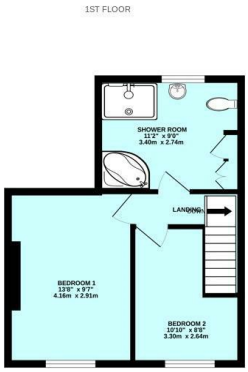
SERVICES PLYMOUTH
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

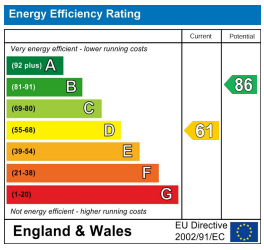


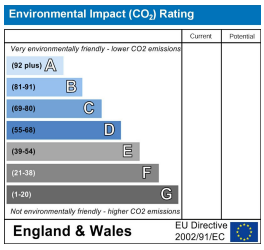
Floor Plans





Energy Efficiency Graph





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