



## 1 Victoria Cottages Farm Lane

Egguckland, Plymouth, PL6 5RH

**£230,000**



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 Egguckland 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 sill. 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 sill.

#### 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

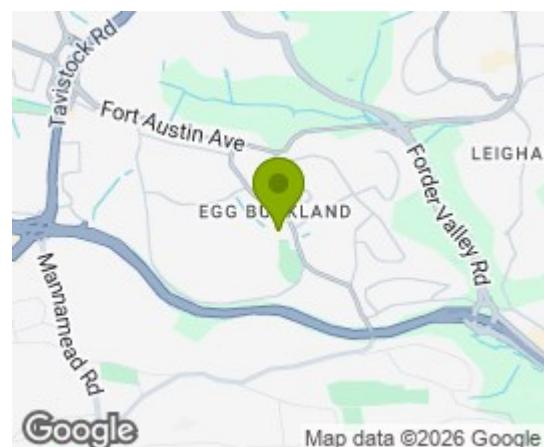
Plymouth City Council

Council Tax Band: A

### SERVICES PLYMOUTH

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

### Area Map

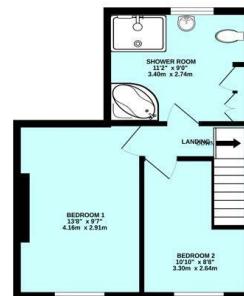


### Floor Plans

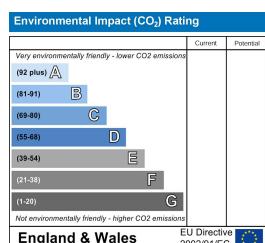
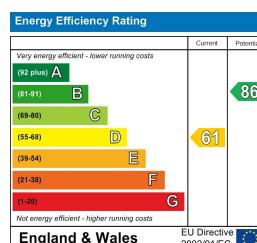
GROUND FLOOR



1ST FLOOR



### Energy Efficiency Graph



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