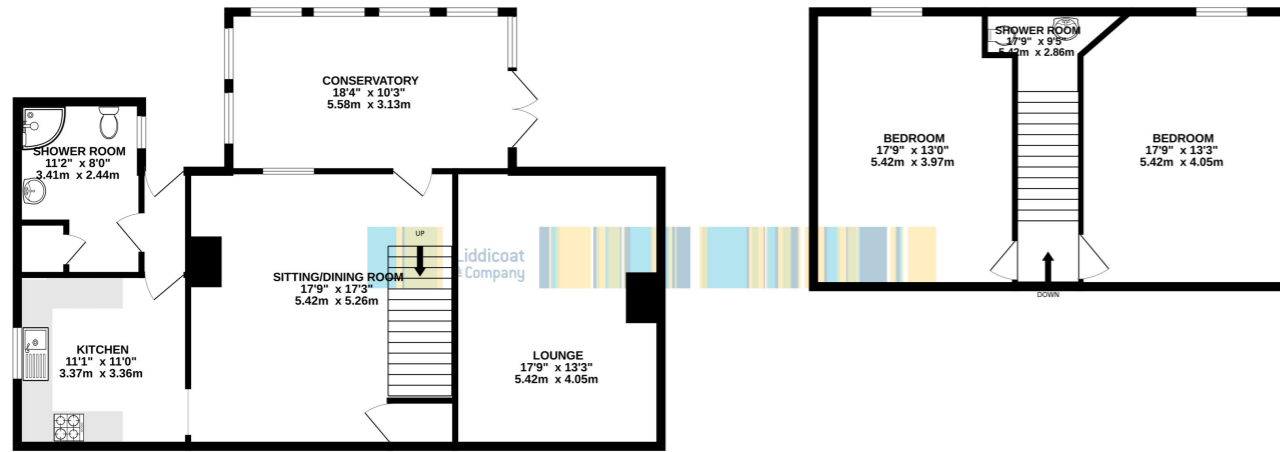


GROUND FLOOR

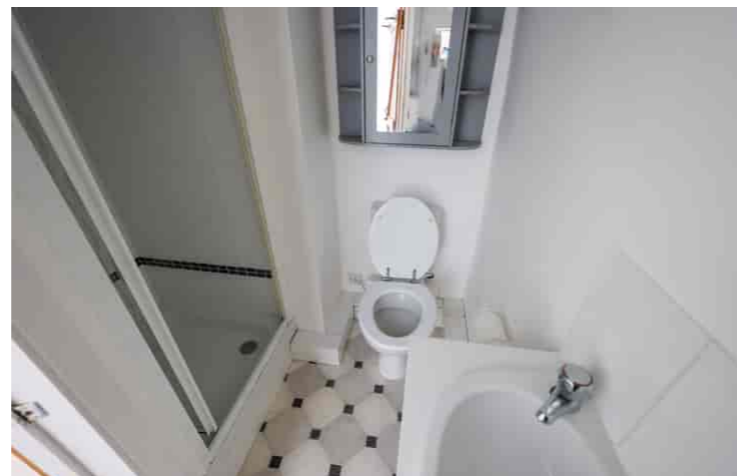
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

DRIFTWOOD COTTAGE WOON MILL, ROCHEST AUSTELL PL26 8LD

PRICE £250,000



FOR SALE AND CHAIN FREE, A BEAUTIFULLY PRESENTED TWO BEDROOM COTTAGE WHICH HAS BEEN UPDATED TO A HIGH STANDARD. DRIFTWOOD COTTAGE COMPRISES: TWO RECEPTION ROOMS, LARGE CONSERVATORY, FITTED KITCHEN, BATHROOM DOWNSTAIRS AS WELL AS AN EN-SUITE TO ONE OF THE TWO BEDROOMS. WARMTH IS PROVIDED BY FULLY PROGRAMMABLE ELECTRIC RADIATORS AND COMPLEMENTED BY DOUBLE GLAZING. OUTSIDE THERE ARE MATURE GARDENS, COURTYARD WITH STORE SHEDS AS WELL AS PARKING OFF THE ROAD. A VIEWING IS HIGHLY RECOMMENDED. EPC RATING F. COUNCIL TAX BAND A.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



The Property

A beautifully presented two bedroom cottage which has been updated to a high standard. Driftwood Cottage comprises: two reception rooms, fitted kitchen, bathroom downstairs as well as an en-suite to one of the two bedrooms. Warmth is provided by fully programmable electric radiators and complemented by double glazing. Outside there are mature gardens, courtyard with store sheds as well as parking off the road. A viewing is highly recommended. EPC rating F. Council tax band A.

Room Descriptions

Conservatory

4.349m x 3.130m (14' 3" x 10' 3")
A lovely room with a hipped glass roof, ceramic tiled floor, electric panel radiator, French doors to the side, with panelled U.p.v.c door to the dining room.

Dining Room

13' 1" x 8' 6" (3.99m x 2.59m) to the stairs
Obscure double glazed front door. Double glazed window to the front. Tiled floor. Under stairs cupboard. Feature fireplace. Beamed ceiling. Radiator. Archway to the kitchen.

Lounge

13' x 8' 8" (3.96m x 2.64m)
Double glazed window to the front. Wall mounted radiator. Multi-fuel burner on a slate hearth. Recessed shelving. Beamed ceiling.

Kitchen

8' 7" x 7' 8" (2.62m x 2.34m)
Range of roll edge work surfaces incorporating a 1½ bowl sink with single drainer and mixer tap over. Matching base and eye level units. Tiled splash backs. 4 ring ceramic hob with extractor hood over. Double oven. Tiled floor. Double glazed window to the side. Radiator.

Lobby

Obscure double glazed door to the front.

Bathroom

Low level WC. Corner tiled shower cubicle. Wash basin. Tiled floor. Obscure double glazed window to the side. Radiator. Airing cupboard housing water cylinder.

Landing

Bedroom

13' 6" x 9' 10" (4.11m x 3.00m)
Double glazed window to the front. Radiator.

En-Suite

Suite comprises: Wash basin, low level WC, tiled shower cubicle.

Bedroom

13' 5" x 8' (4.09m x 2.44m)
Double glazed window to the front. Radiator.

Outside

The property is approached over a pedestrian pathway to the right of which there are well stocked beds. Stone chipped path. The main garden comprises a shaped level lawn bordered by mature beds. Seating area to the front of the cottage.

A granite chipped drive provide parking off the road for two vehicles. A gate from here leads to a courtyard with tool shed and garden store.

EPC