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Hans Napp, Broadhempston, Totnes, Devon TQ9 6BD

*GUIDE PRICE £190,000+



A three bedroom characterful cottage with an enclosed garden and the addition of a useful garage, set in the village of Broadhempston in the South Hams.

DESCRIPTION

This charming cottage is set in a peaceful location, with accommodation including a lounge, kitchen breakfast room, dining room, cloakroom and third bedroom to the ground floor. To the first floor are two bedrooms (one with a dressing room leading from it), family bathroom and a separate cloakroom. Externally the property benefits from a generous garden and a garage located a short distance from the property. For the avoidance of doubt this property is not listed.

LOCATION

Located approximately three miles from the South Hams town of Totnes, Broadhempston features its own primary school, general village store and public houses. Other towns within reasonable driving distance include Newton Abbot and Ashburton. The borders of Dartmoor National Park are approximately 5.4 miles.

ACCOMMODATION

Ground Floor Entrance lobby leading to the inner hallway, lounge, kitchen/breakfast room with storage cupboard, dining room, cloakroom and bedroom three.

First Floor Two bedrooms, family bathroom and separate cloakroom.

Outside The garden is mainly laid to lawn with a raised planting bed and views of the surrounding countryside. Located a short distance from the property is a garage.

EPC

Energy Efficiency Rating – F

NOTE

Using Smart Map technology, the co-ordinates for the property are 50.484282, – 3.682549. The Smart Map co-ordinates for the garage are 50.485407, – 3.681501.

AUCTION VALUER

Lucy Fuller

VIEWING ARRANGEMENTS

Strictly by appointment only with Miller Countrywide Torquay 01803 291429. General enquiries Countrywide Property Auctions 01395 275691.

