

FOR SALE

Price £170,000



Alan Cummings
estate agents & valuers

The Gardens, Brixton, Plymouth, PL8 2AH



- **Characterful period built cottage**
- **Well proportioned light and airy accommodation**
- **Gas central heating and uPVC double glazing**
- **Spacious open plan lounge/dining room with fireplace**
- **Modern fitted kitchen**
- **Two good sized bedrooms**
- **Well appointed modern fitted bathroom/wc**
- **Walk-in store room**
- **Views to woodlands**
- **Private lawned garden**
- **Outside store**
- **Vacant, no onward chain**

THE PROPERTY A comfortably styled period built link detached cottage, in the past referred to as ' Pump Cottage'. Refurbished and improved in the past and having modern fittings providing a characterful cottage. Having the benefit of gas fired central heating, with a high quality Viessmann boiler which services central heating and hot water, and uPVC double glazed windows and door.

With a good sized southerly facing private garden and useful outside store.

LOCATION Found towards the centre of the village of Brixton on the opposite side of the A379 road to St Marys Brixton parish church. Brixton provides for a variety of local services and amenities. The position is convenient for access into the city and nearby connections to major routes in other directions.

PVC part double glazed door into:

LIVING ROOM An open plan room incorporating lounge/dining room area and fitted kitchen.

LOUNGE/DINING AREA 17' 1" x 16' 0" (5.21m x 4.88m) Focal feature fireplace with cast iron surround, display arch, beamed ceiling. various spotlamps. Double glazed windows on both sides, one incorporating wide pine seat. Tiled floor. Staircase with carpeted treads rises and turns to the first floor. Openly connected to:

KITCHEN 11' 10" x 7' 6" max. (3.61m x 2.29m max.) Double glazed window. Modern style fittings with a range of cupboard and drawer storage set in wall and base units. Roll edge work surfaces. Tiled splashbacks. Inset one and as half bowl stainless steel sink with mixer tap. 'New World' stove with extractor hood over.

FIRST FLOOR

LANDING Access hatch to loft. Timber balustrading to stairwell. Cupboard housing the 'Viessmann' gas fired boiler servicing central heating and domestic hot water.

BEDROOM 1 12' 3" x 9' 3" in part 11'9" max. (3.73m x 2.82m in part 3.58m max.) uPVC double glazed window with views towards woodland in the distance.

BEDROOM 2 12' 9" x 7' 8" max. (3.89m x 2.34m max.) Window with views towards woodland.

BATHROOM Spacious light and airy with modern suite comprising pedestal wash hand basin with tiled splashback and mirror over, close coupled wc, 'P' shaped panelled bath with separate taps and wall mounted thermostatic shower over, curved shower screen, tiled splashbacks.

STOREROOM 7' 0" x 4' 6" max.(2.13m x 1.37m max.) Walk-in store with light and power point.

TENURE: Freehold

COUNCIL TAX BAND: C

OFFICE

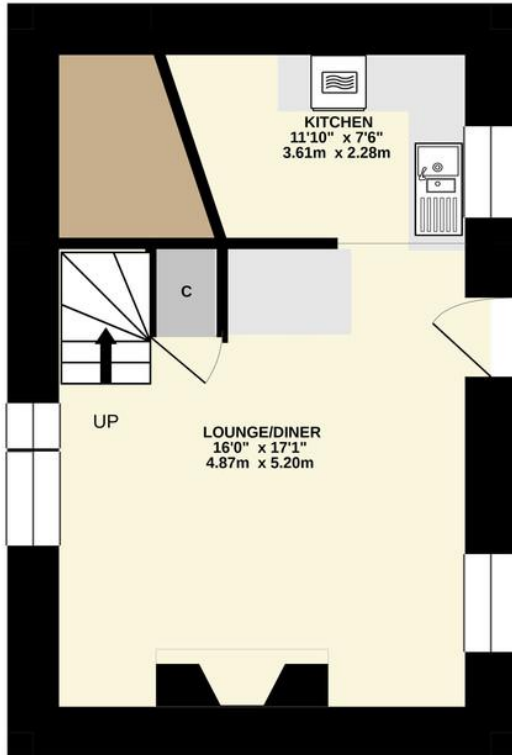
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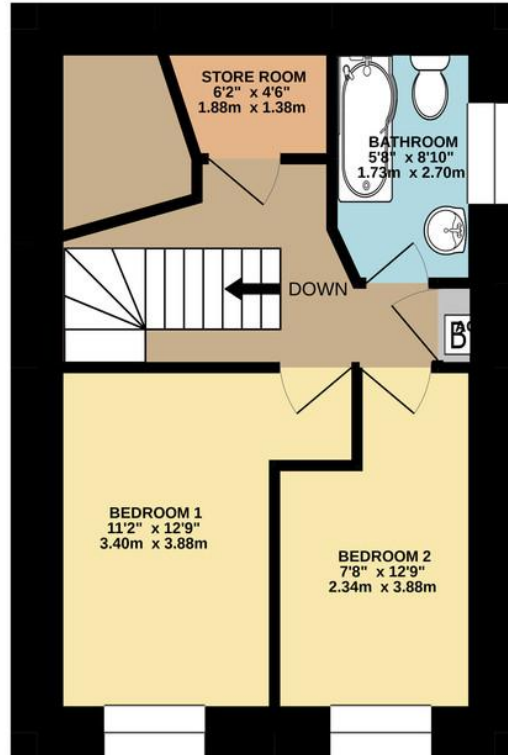
E: enquiries@alancummings.co.uk

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GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 772 sq.ft. (71.7 sq.m.) approx.

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.
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