

Luscombe Maye
Since 1873

Skylarks, Great Cotton Farm, Dartmouth

Guide Price £265,000

2 1 1









DESCRIPTION

Luscombe Maye are delighted to bring to market this beautifully presented two-bedroom terrace barn conversion.

Downstairs comprises two light and airy double bedrooms that are serviced by the family bathroom fitted with hand basin, WC and bath with shower above.

Stairs ascend to the open plan living space, that is complemented by exposed beams, gas fire and French doors onto the garden. The kitchen is fitted with ample worktop space, integrated fridge and oven with space for other appliances.

Outside, the property benefits from allocated parking, front courtyard and west facing garden, perfect for soaking up the evening sun.

SERVICES

Mains Electricity & Gas connected. Private Water Supply.

PARKING

Allocated Parking

AGENTS NOTE

Public footpath through Great Cotton Farm yard.

Management Company will be set up to maintain communal area, retrospectively.

DIRECTIONS

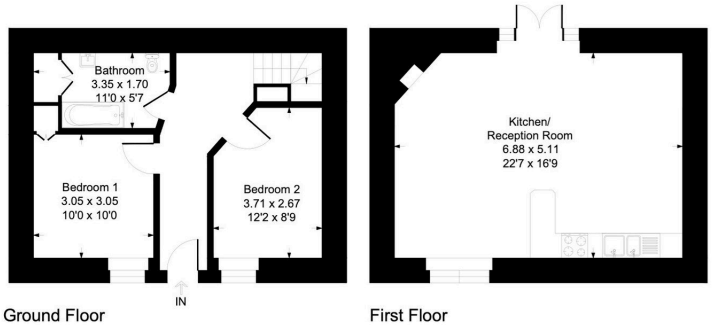
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Skylarks, Great Cotton Farm, Dartmouth, TQ6 0LB

Approximate Gross Internal Floor Area = 71.6 sq m / 771 sq ft

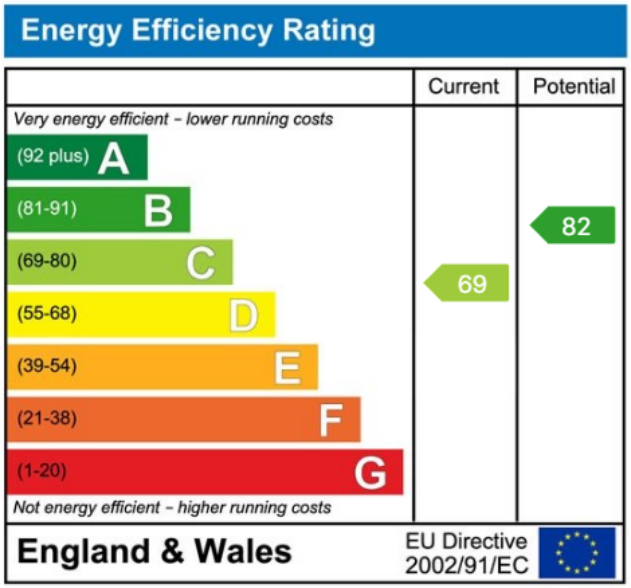


Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

- Two Bedroom Terrace Home
- Barn Conversion
- Open Plan Living
- Recently Decorated Throughout
- Private Garden & Patio
- Allocated Parking
- Two Double Bedrooms
- Walking Distance into Dartmouth
- Reverse Level Living





Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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