



## Little Bowden Cottage

Dartmouth

Asking price £180,000

*Freeborns*  
ESTATE AGENTS

Part of a beautiful stone-brick complex of similar properties, this beautifully modernised barn conversion benefits from allocated and visitor parking, courtyard garden and communal grounds. The property is roughly a 25 minute walk from the popular beach of Blackpool Sands.

No Holiday Occupancy Restrictions.





# Little Bowden Cottage Bowden, Dartmouth, Devon, TQ6 0LH

THE AREA COMPRISES: ALL MEASUREMENTS APPROX

## 1ST FLOOR:

### HALLWAY:

Storage cupboards, washing machine, spotlight, LVT vinyl flooring.

### BEDROOM:

Spacious double bedroom, king size bed, chest of drawers, storage cupboard, night storage heater.

### BATHROOM:

3 piece suite comprising of paneled bath with Mira Sport electric shower over, low level WC and pedestal wash hand basin. Heated towel rail, wall mounted fan heater, storage shelves, part tiled walls, LVT vinyl flooring.

## STAIRS LEAD TO:

## GROUND FLOOR

### LOUNGE:

Log burner set into stone fire place, shelving, beamed ceiling, 2x uPVC windows to rear overlooking the courtyard with stone window sill, night storage heater.

### OPEN PLAN TO KITCHEN:

A range of base and eye level units with granite affect worktop. Electric oven and hob, stainless steel sink and drainer with mixer tap, fridge freezer, dishwasher.

### PORCH:

uPVC door to rear courtyard.

### OUTSIDE:

Rear courtyard area  
communal gardens and grounds in excess of two acres  
communal tennis court  
Allocated parking  
Visitor parking

## COUNCIL TAX BAND: A

## LOCAL AUTHORITY

South Hams District Council

EPC: D

## SERVICES

Electricity, water and drainage are connected.

## SERVICE CHARGE

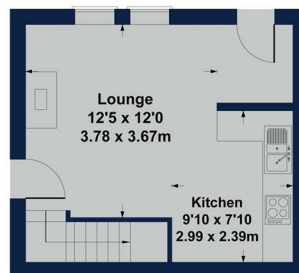
£438 every 6 months to includes garden maintenance, water/sewerage for the house, and public liability insurance for the grounds.

## CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## Little Bowden Cottage

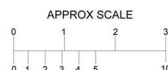
Approximate Gross Internal Area  
527 sq ft - 49 sq m



GROUND FLOOR



FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan Portal/Potterplans Ltd. 2020



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