



Eeyores Cottage
Dartmouth
Price £450,000

Freeborns
ESTATE AGENTS

Located in the village of Embridge near Dartmouth, this three-bedroom, three-bathroom cottage benefits from its proximity to Blackpool sands which is just a short walk away.

The property is for sale chain free and has been successfully used as a holiday let by the current owners.



Eeyores Cottage Embridge, Dartmouth, TQ6 0LQ

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

ENTRANCE PORCH

Built-in seat with shoe storage under, tiled floor, doors to;

ENTRANCE AREA

Tongue and groove panelling to one side, overhead storage cupboards housing electric meter and fuse box, wall mounted electrical radiator, tiled floor, opening to;

OPEN PLAN LIVING/KITCHEN

KITCHEN AREA

Double glazed window to front, modern refitted kitchen, comprising a range of base level cupboards and drainer units, worksurface, inset ceramic 1 1/2 bowl sink with designer chefs tap, integrated dishwasher, freestanding electric cooker with stainless steel extractor chimney hood, tiled floor, staircase to first floor with walk-in understairs storage cupboard housing pressurised hot water tank, recessed ceiling downlighters, opening to;

LOUNGE/DINING ROOM

Dual aspect double glazed windows to front and to rear aspects, electric radiator, open fireplace with exposed Devon stone, stone hearth, wooden Bessemer and log burner, solid oak flooring, painted exposed beam to ceiling.

UTILITY ROOM

Glazed door to rear garden, worksurface, butler sink with designer chefs tap, space and plumbing for a washing machine, space for a tumble dryer, tiled floor.

FIRST FLOOR LANDING

Double glazed window to rear aspect, wall mounted electric radiator, staircase to second floor, doors to;

BEDROOM TWO

Dual aspect room with double glazed window to front and rear aspects with built-in window seats, wall mounted electric radiator, door to ensuite shower room.

ENSUITE SHOWER ROOM

Double width shower enclosure, designer sink with mixer tap, close coupled WC, fully tiled walls, extractor fan, tiled floor, recessed ceiling downlighters, underfloor heating.

BEDROOM THREE

Double glazed window to front aspect with built-in window seat, wall mounted electric radiator, tongue and groove panelling to one wall, picture rail.

FAMILY BATHROOM

Dual aspect room with double glazed windows to front and to side aspect, 'P' bath with shower over and 'his and hers' designer floating sinks, close coupled WC, part tiled walls, tiled floor, wall mounted chrome heated electric towel rail, underfloor heating, recessed ceiling downlighters.

SECOND FLOOR

BEDROOM ONE

Dual aspect room with double glazed Velux windows to front and to rear aspects, vaulted ceiling with exposed beams, wall mounted electric radiator, built-in storage cupboard, door to eve storage, tongue and groove panelling, recessed ceiling downlighters, door to ensuite shower room.

ENSUITE SHOWER ROOM

Shower enclosure, designer * sink with mixer tap, close coupled WC, chrome heated electric towel rail, tiled floor, part tiled walls, tongue and groove panelling, built-in shelves, extractor fan, recessed ceiling downlighters, extractor fan.

OUTSIDE

Tiered and landscaped garden with seating areas, lawned area, garden shed and planted borders with established shrubs.

SERVICES

Electricity, water and drainage are connected.

BUSINESS RATES

Future rateable value (from 1 April 2026) £5,000

EPC:

LOCAL AUTHORITY

South Hams District Council

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.



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