



Guide Price £190,000 - Freehold  
Albaston

**D**OWSON **nott**  
ESTATE AGENTS



A good sized semi detached cottage situated in the popular village of Albaston close to local amenities and facilities.

Brief accommodation comprises:-

Porch/Utility, Kitchen/Dining room, Lounge with feature fireplace including cast iron wood burning stove on the ground floor. 2 Bedrooms and Bathroom.

Large Garden to the rear and Parking.

Gas central heating and uPVC double glazing.

Countryside Views.



#### Situation:-

The property is set within the village of Albaston within reach of local amenities at Drakewalls which can be found between the market town of Tavistock and Callington in an area of outstanding natural beauty within the Tamar Valley. Local facilities include a primary school, train station, local shop/garage, bus service and hairdressers.

#### Porch/Utility Room:- 8'3" (2.51m) x 3'11" (1.19m)

uPVC double glazed door with inset design. Slate flooring, plumbing and space for washing machine. uPVC double glazed window to the side elevation with a slate sill. Internal door with glass panel gives access to:-

#### Bedroom One:- 12'0" (3.66m) x 18'2" (5.54m)

Large double bedroom having uPVC double glazed window to the front elevation and uPVC double glazed window to the rear elevation with a deep sill, particularly enjoying extensive views of Devon and Cornwall. Radiators, ornate fireplace with brick and stone detailing and slate hearth, open fronted cupboard with shelving

#### Bedroom Two:- 10'8" (3.25m) x 9'10" (3m)

Ornate fireplace with a wooden lintel and slate hearth, uPVC double glazed window to the rear again enjoying the extensive views, radiator, cupboard housing the Worcester central heating and water boiler.



**Kitchen/Dining Room:- 6'11" (2.11m) x 18'1" (5.51m)**

Free standing units with drawer space and cupboards, sink unit with swan neck tap over and drainer, space for cooker, fridge/freezer and further white goods. Ornate fireplace with a wooden lintel and recessed areas to either side. Area suitable for dining room table and chairs, radiator, uPVC double glazed frosted window to the front elevation. Useful under stairs storage cupboard, Upvc double glazed window to the rear overlooking the garden. Pantry cupboard with shelving.

Wooden door gives access to:-

**Lounge:- 10'9" (3.28m) x 18'3" (5.56m)**

The main feature of this room is the fireplace which has a cast iron wood burner set on a slate hearth with a brick and stone detail, clome oven. Display cabinet and cupboard, two radiators, uPVC double glazed window to the rear elevation overlooking the garden with a deep sill, shelving, stairs rising to the first floor. uPVC double glazed frosted window to the front with a deep sill, and obscured shaped window looking through to the porch. Stairs from the lounge lead up to the first floor landing.

**Landing**

Access through to the bedrooms and bathroom, loft access.

**Bathroom:- 8'0" (2.44m) x 7'11" (2.41m)**

Suite comprising of low level WC, wash hand basin with tiled splash back, bath with a mixer tap shower attachment, separate shower cubicle with a tray housing the shower with controls, shower head and enclosing glass doors. Part tiling to the walls, heated towel rail, uPVC double glazed frosted window to the front elevation with a deep sill.

**Outside:-**

To the front of the property there is a pathway leading to the rear and the main entrance and a parking bay for one vehicle. To rear there is a large garden which is mainly laid to lawn with natural hedging, walling and has a variety of shrubs. There is a paved pathway and patio area. Please note the next door neighbour has right of access.

**Services:-**

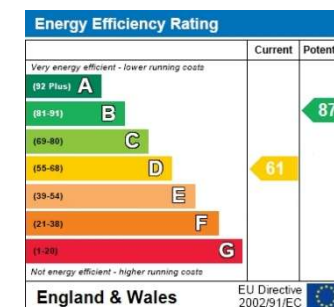
Electric, gas, water. Drainage to be confirmed.

**Council Tax:-**

According to Cornwall Council the council tax band is C.







AGENTS Note:-

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.

Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.

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