



# Jasmine Cottage, Kingston, Kingsbridge, TQ7 4PH

Guide Price  
£485,000



# Jasmine Cottage, Kingston, Kingsbridge, TQ7 4PH



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EPC

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## FULL DESCRIPTION

A charming attached cottage set within the heart of the extremely popular South Hams village of Kingston. The house is immaculately presented with all rooms overlooking a paved courtyard with accommodation comprising an entrance hall/lobby with Rayburn range, bathroom/WC, lounge/diner and modern contemporary extended kitchen/breakfast room on the ground floor, together with landing and the 3 bedrooms on the upper floor. The cottage boasts numerous period features to include exposed ceiling beams and a fireplace with wood burner. Modern benefits include Upvc double glazing and the aforementioned range. Externally there is a glorious elevated garden laid to lawn. No chain.

## GROUND FLOOR

### ENTRANCE HALL AND LOBBY

Bespoke hardwood composite entrance door, feature oil fired Rayburn range, cloaks area.

### BATHROOM/WC

**6' 8" x 5' 11" (2.04m x 1.81m)**

Upvc double glazed window to front, bath served by electric shower unit over, low level WC and wash basin. Heated towel rail.

## LOUNGE/DINER

**18' 0" x 10' 11" (5.50m x 3.34m)**

Upvc double glazed windows to front, exposed ceiling beams, fireplace with feature wood burner, built in cupboard to side of fire breast, stairs to first floor with cupboards under, two radiators and radiator heated by Rayburn.

## KITCHEN/BREAKFAST ROOM

**12' 0" x 10' 6" (3.68m x 3.22m)**

An extended room built circa 2017 with vaulted ceiling and double aspect having windows to front and side with bi fold doors to the garden. Modern range of base units, wall cupboards and work surfaces, single drainer sink with mixer tap, integrated microwave combi oven, fridge/freezer, washing machine, dish washer, electric hob and oven, vertical radiator and plinth heater.

## FIRST FLOOR

### LANDING

### BEDROOM 1

**12' 0" x 11' 2" (3.67m x 3.41m)**

Upvc double glazed window to front, electric radiator.

### BEDROOM 2

**13' 6" x 9' 3" (4.12m x 2.84m)**

Upvc double glazed window to front, airing cupboard housing hot water cylinder, access to loft, electric radiator.



### **BEDROOM 3**

**7' 4" x 6' 5" (2.26m x 1.96m)**

Upvc double glazed window to front.

### **EXTERIOR**

The property has an extensive paved front garden along the length of the cottage with steps rising to a glorious mainly lawned garden with level seating area with store shed and small stone outbuilding.

### **TENURE**

Freehold.

### **COUNCIL TAX**

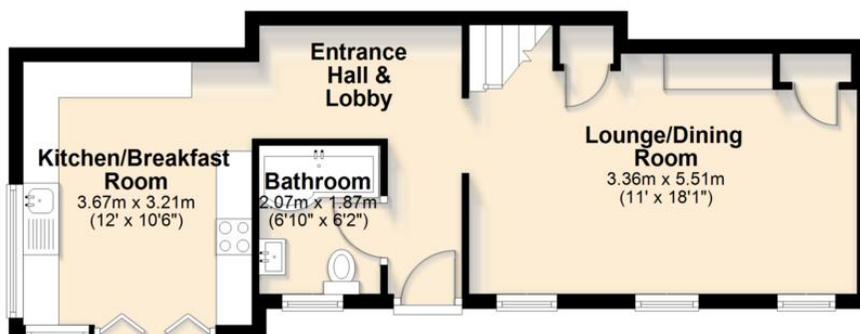
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## FLOORPLAN

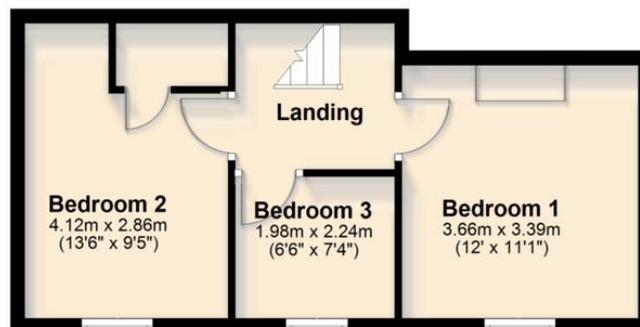
### Ground Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



### First Floor

Approx. 33.5 sq. metres (360.8 sq. feet)



Total area: approx. 75.8 sq. metres (815.9 sq. feet)

## DIRECTIONS

### CONTACT

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