



- 3 Bedroom Detached Cottage
- Garage, Off Road Parking & Garden
- No Onward Chain
- EPC Rating E

Est. 1890
evans
roach
01437 762516

Offers Over £190,000





Rock Cottage is a 3 bedroom detached cottage with garage, off road parking and enclosed rear garden situated in the popular coastal village of Herbrandston. The property is located within an easy distance of the coastal path and local beach as well as local village amenities. Rock Cottage has approved planning for the demolition of the existing garage & construction of single storey side extension.

Rock Cottage is accessed via a gated wall courtyard to a partially obscure double glazed entrance door into

Hall

Wood floor. Partially obscure glazed door to under stairs cupboard. Turning stairs to split level landing. Door to

Living Room

17'7 x 9'5 (5.37m x 2.89m)

Double glazed bay window to front. Wood floor. Exposed beams. Fireplace housing log burner with slate hearth and wooden mantle over. Radiator.

Dining Room

17'9 x 9'10 (5.43m x 3.00m)

Double glazed bay window to front. Wood floor. Exposed beams. Shelved recess with built in storage. Radiator. Partially glazed door and steps down to

Kitchen

20'1 x 8'6 (6.14m x 2.60m)

Double glazed window and patio doors to rear. Slate tiled floor. Range of wall and base units with work surface over. Fitted storage cupboard. Integrated electric oven and hob with extractor over. Integrated fridge and dishwasher. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Exposed beams. Radiator. Door to

Rear Porch

Partially obscure double glazed door to side external. Door to

Cloakroom

Obscure double glazed window to side. Wash hand basin and w/c. Radiator.

Landing

Split level. Window to front. Loft access.

Bedroom 1

17'4 (max) x 9'3 (max) (5.30m (max) x 2.83m (max))

L shaped. Double glazed windows to rear and side. Radiator.

Bathroom

9'3 x 6'5 (2.84m x 1.96m)

Obscure double glazed window to rear. Suite comprising P shaped bath with shower over, wash hand basin and w/c. Corner shower cubicle. Partially tiled walls. Towel radiator.

Bedroom 2

13'5 x 10'1 (4.11m x 3.09m)

Double glazed window to front. Sloping ceiling. Radiator.

Bedroom 3

13'2 x 9'7 (4.02m x 2.93m)

Double glazed window to front. Sloping ceiling. Radiator.

Externally

Gated access at both sides of the property leading to enclosed rear garden. Laid mainly to lawn with mature trees and shrubs, the garden also houses a brick built storage shed with power and water supply, raised decking area, garden pond and pedestrian access to detached garage/workshop (5.70m x 4.60m).

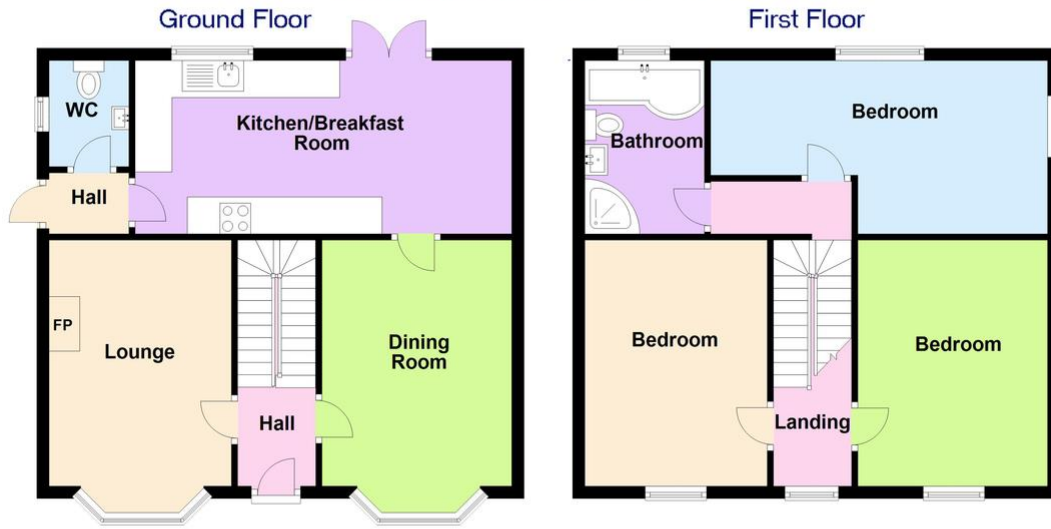
Broadband

Please note that Superfast BT Infinity broadband is available within this street as confirmed by www.productsandservices.bt.com/products/speed-check

PLANNING

Rock Cottage has approved planning for the demolition of existing garage & construction of single storey side extension. Ref No: NP/17/0648/FUL

Rock Cottage
Herbrandston
SA73 3SJ



www.evansroach.co.uk

01437 762516



Tenure - Freehold

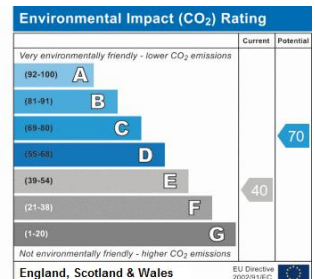
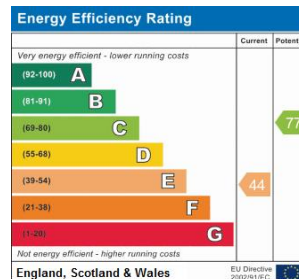
Council Tax Band - D - £1248.34 Per Annum

Services - We are advised that mains services are connected.

Viewing Arrangements - Strictly by appointment only

Directions

From Milford Haven, take the road towards Dale turning left into Herbrandston. Drive through the village and the property is the last house on the left hand side clearly identified by our Evans Roach For Sale board.



General: While 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 the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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

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

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