



FLEUR COTTAGE, BLACKAWTON  
£225,000 FREEHOLD

## A DELIGHTFUL TWO BEDROOMED COTTAGE WITH PARKING.

Dartmouth | 01803 832288 | [dartmouth@winkworth.co.uk](mailto:dartmouth@winkworth.co.uk) 3a Market Street, Dartmouth, TQ6 9QE

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**SUMMARY:** A DELIGHTFUL FRESHLY REFURBISHED AND MODERINSED COTTAGE SITUATED IN A HIGHLY SOUGHT AFTER SOUTH HAMS VILLAGE.

**DIRECTIONS:** From Dartmouth proceed out of town passing Sainsburys on your right and continue for approximately two miles. Pass the Garden Centre on your left and after about half a mile turn left for Strete and Blackawton and first right. The lane will take you straight into the village and Fleur Cottage will be found on the left hand side.

**DESCRIPTION:** A delightful newly refurbished stone cottage in the highly sought after village of Blackawton with a well known Public House, primary school, village hall and Stores. Dartmouth Golf And Country Club is a couple of minutes away and Dartmouth is approximately 5 miles with excellent shopping and recreational opportunities. The property has double glazed windows, electric radiators and a wood burning stove in the living room. There are two double bedrooms and as super refurbished bathroom. Outside there is a parking space and super sitting out area to the front. There is also a useful utility room. An early viewing is strongly recommended.

**THE ACCOMMODATION COMPRISES:** - (All Measurements Approx.)

**Entrance door to:**

**ENTRANCE PORCH** - With window to side and views over the village, its church and beyond. Door to:

**OPEN PLAN LIVING ROOM/KITCHEN/DINING ROOM:** - 16'7" x 11'9" (5.05m x 3.58m)

**LIVING AREA:** - A lovely living area with oak effect flooring, stone inglenook fireplace with wood burning stove set on a hearth. Painted ceiling beams and timbers, electric radiator, window to front with deep ledge. Wall lights, understairs recess, used for fridge freezer. Further understairs cupboard. Shelving for display and TV etc.

**KITCHEN AREA/DINING AREA** - Newly fitted kitchen units with base and wall cupboards, pull out shelving unit, useful corner cupboard. Integrated slimline dishwasher, drawer units, integrated electric oven and hob with filter and light over. Work surface area with upstand. Quartz sink and drainer with 'Monobloc' mixer tap. Meter cupboard. Door providing access to the covered alleyway which provides access to the:

**USEFUL UTILITY ROOM** - With storage, double base unit with stainless steel sink and mixer tap. Work surface areas with plumbing for an automatic washing machine under. Further work surface areas with power points for extra appliances, fridge/freezer etc. Ceiling light point, wall cupboards. Stairs turn and rise to the:

**FIRST FLOOR LANDING:** - With access to roof space.

**BEDROOM 1:** - 11' x 8'11" (3.35m x 2.72m) A super room with painted ceiling timbers, exposed stone fireplace recess and chimney breast. Built-in double wardrobe with storage over, electric radiator, wall light points. Window to front aspect with deep sill.

**BEDROOM 2:** - 16'1" x 7'5" (4.9m x 2.26m) average A good double room with two sets of windows to front aspect, both having sills. Wall light point, electric radiator.

**QUALITY NEWLY FITTED BATHROOM** - Three piece suite comprising low dual flush W.C., wash hand basin set into vanity unit with storage. Panelled bath with 'Mira' electric shower over, tiled to bath and shower area. Ceramic tiled floor, ceiling light and chrome ladder type heated towel rail.

**OUTSIDE** - To the front of the property is a floral bed and small paved area with fitted bench. There is a private PARKING SPACE a few yards from the property.

**POSTCODE:** TQ9 7BJ

**EPC RATING:** E

**COUNCIL TAX BAND:** A

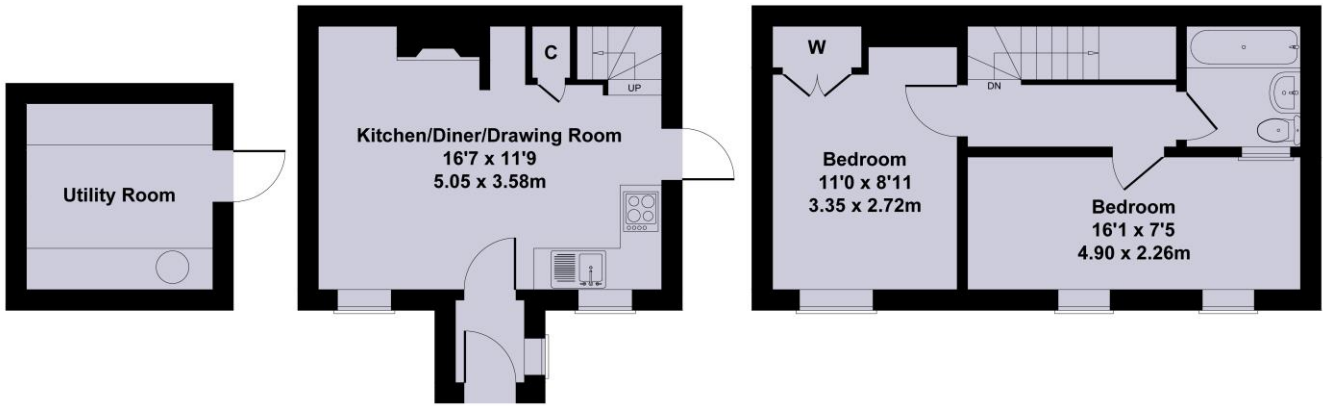
**SERVICES** - Water and electricity are connected there is no gas in the village.

**N.B.** There is a small area of Flying Freehold



# Fleur Cottage

Approximate Gross Internal Area  
552 sq ft - 51 sq m  
(Excluding Outbuilding)



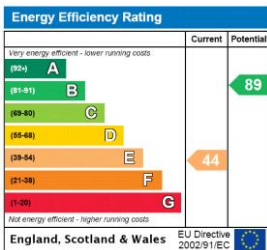
OUTBUILDING

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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