



EPC: D

Little Petherick, Wadebridge, Cornwall

Guide Price: £370,000

**STRATTON
CREBER**







CHAIN FREE CHARACTER COTTAGE
CALL 01841 532230 TO ARRANGE YOUR VIEWING NOW

This charming character cottage offers many period features; including beamed ceilings, sash windows and exposed floorboards. Set across varying levels with half steps between, the cottage comprises of three double bedrooms (master en-suite), family bathroom, spacious lounge, dining room, cottage kitchen, utility room and games room. There is also an enclosed rear cottage garden with patio and additional outside basement store. Available partly furnished, this versatile property would make an ideal family home, or holiday let. Early viewings advised.

Agents note The adjoining property is also for sale by same owner.

Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period.





Lower Ground Floor



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Council Tax Band: **C**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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