



21 Fitzford Cottages  
GUIDE PRICE **£235,000**

Extended Duke of Bedford Cottage Overlooking the Canal

 2 Bedrooms

 1 Bathroom

 2 Reception Rooms

 EPC Rating: C (70)

MILLER TOWN & COUNTRY  
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- » Grade II Listed Cottage
- » Original Features Throughout
- » Garden Room with Bi-Fold Doors
- » Cosy Front Living Room with Log Burner
- » Modern Kitchen
- » 2 Bedrooms and Bathroom on First Floor
- » Front and Rear Gardens
- » Unrestricted Road Side Parking Out Front

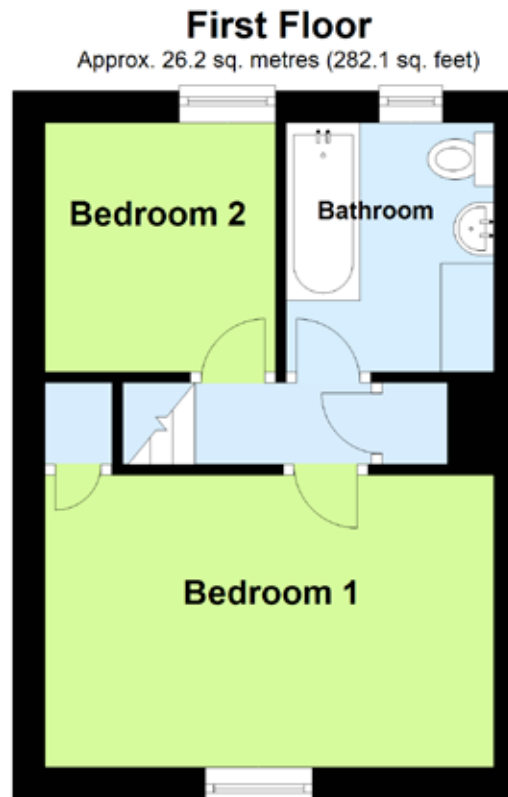
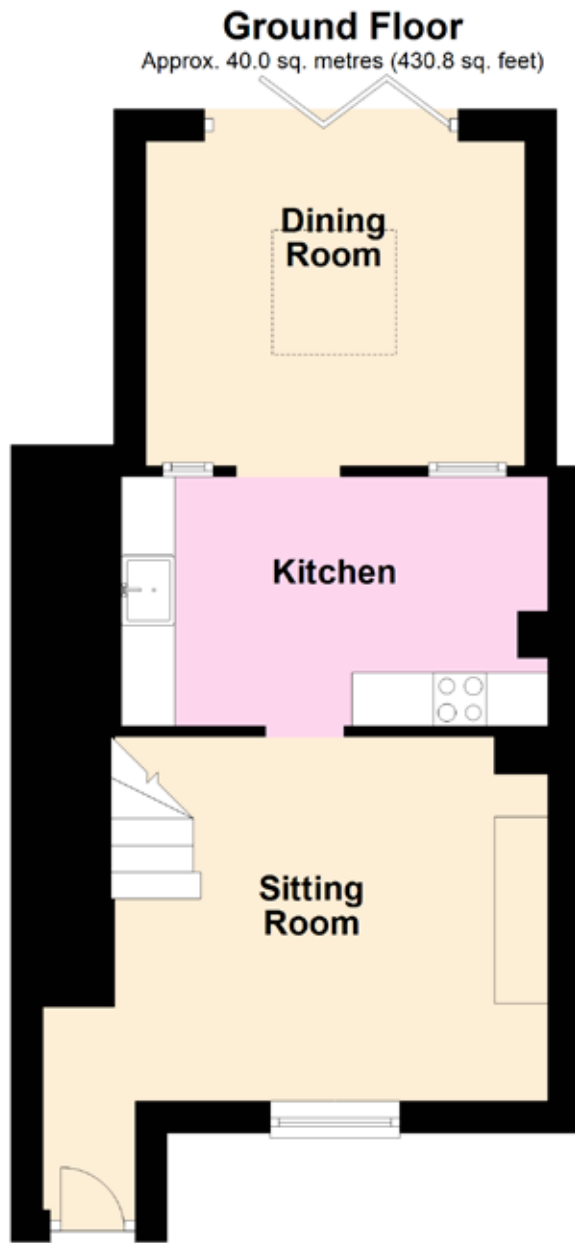
## The Property

This cosy Grade II Listed Duke of Bedford Cottage sits at the front of Fitzford Cottages overlooking the Canal. With an extension at the rear boasting bi-fold doors directly onto the pretty gravelled rear courtyard, the property offers a cosy living room with log burner as well as a garden room, perfect for use as a dining space or additional sitting room. There is a large lantern window providing plenty of natural light into the cottage. The kitchen is modern but still in keeping with the character of the cottage and sits between both reception rooms. Upstairs are two bedrooms, a spacious single, and a large double along with a generous bathroom. In the rear courtyard, the property benefits from a stone outbuilding, providing a great opportunity for a potential home office.

## Location

The cottage is situated within a short walk through Meadowlands Park to the town centre offering a range of facilities such as doctors, dentists, and local shops, along with a theatre and a gym. There is a good bus service to Okehampton and Plymouth, both with excellent rail links to Exeter and beyond.





Total area: approx. 66.2 sq. metres (712.9 sq. feet)

For Identification purposes only.  
Plan produced using PlanUp.

## Accommodation

### Ground Floor

Living Room 11'8" x 11'3"

Kitchen 7'9" x 13'2"

Garden Room 11'5" x 10'0"

### First Floor

Bedroom 1 8'4" x 13'9"

Bedroom 2 7'1" x 8'0"

Bathroom 8'0" x 6'5"

### Outside

At the front of the property is a private lawned garden with a path leading to the front door. At the rear is a pretty gravelled courtyard, perfect for colourful pots and a space for table and chairs. There is also a useful stone shed, which could be utilised as a home office, with plumbing and electric for a washing machine and tumble dryer. Just across the path from the courtyard is a gated double width garden, mainly laid to lawn with wooden shed and store, all with fence boundaries. Although there is no parking with the property, there is unrestricted on street parking just outside the front gate.

### Services:

Mains gas, electricity, water and drainage.

**Council Tax Band: B**

**Tenure: Freehold**





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**VIEWING:**

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