



MILLARD  
COOK



# LEAT COTTAGE

## BRIXHAM ROAD, KINGSWEAR, TQ6 0DT

A beautifully presented cottage at the end of  
Waterhead Creek in Kingswear





Leat Cottage is a charming, detached property situated in a private position tucked away from Brixham road offering an ideal holiday home or income potential. With flexible accommodation, Leat Cottage offers a cosy living room with a wood burner, adjacent dining room with bi-folding doors to a terrace, a kitchen with a good range of cupboards and built in appliances and a study. There is a double bedroom with an en-suite and two further bedrooms with a family bathroom.

To the outside are several easy to maintain southerly facing seating areas with seasonal flowers and shrubs.

### **Accommodation**

Door to the entrance hall with vaulted ceiling, cloakroom and to the open plan kitchen/ dining area with bi-folding doors to the outside. The kitchen is well equipped with wall and base units, electric range style cooker with hob and extractor. Integrated fridge/freezer, dishwasher and a washing machine.

The cosy living room has a log burner, stairs rising and door to a study.

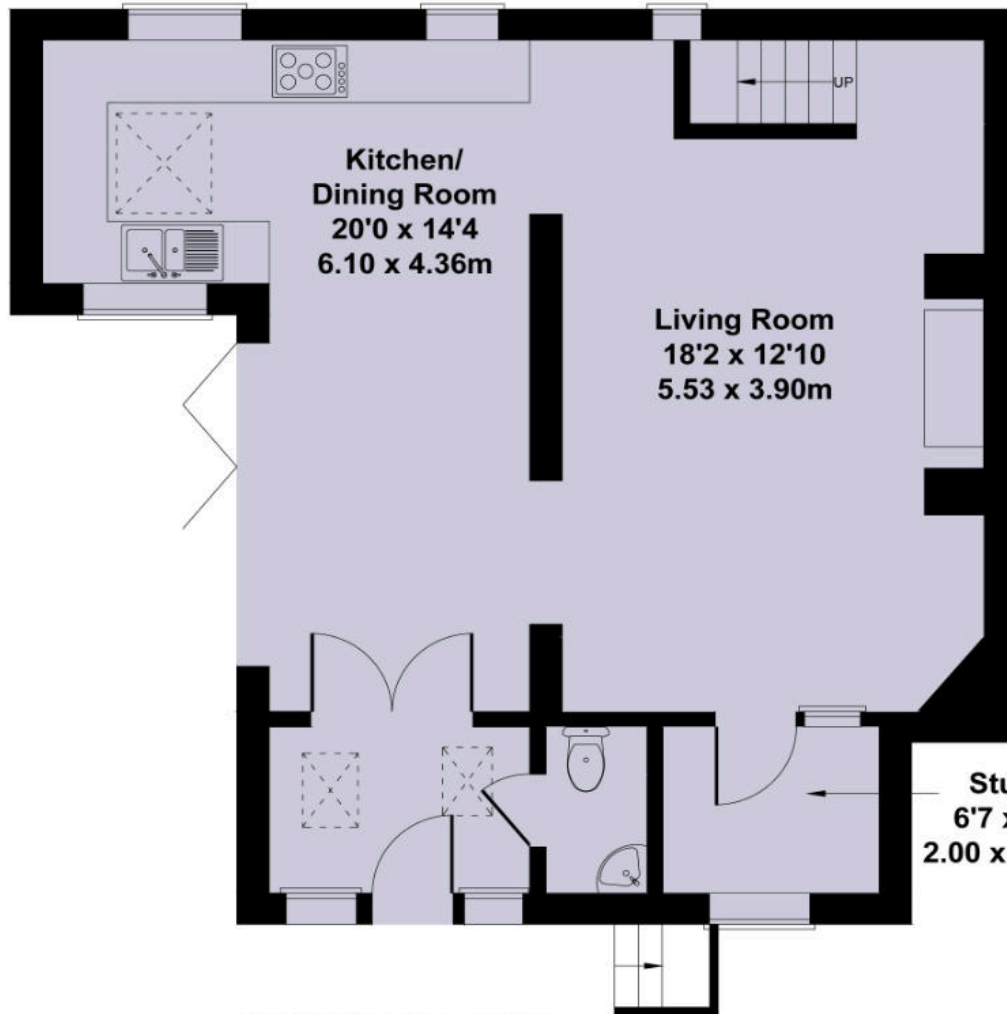




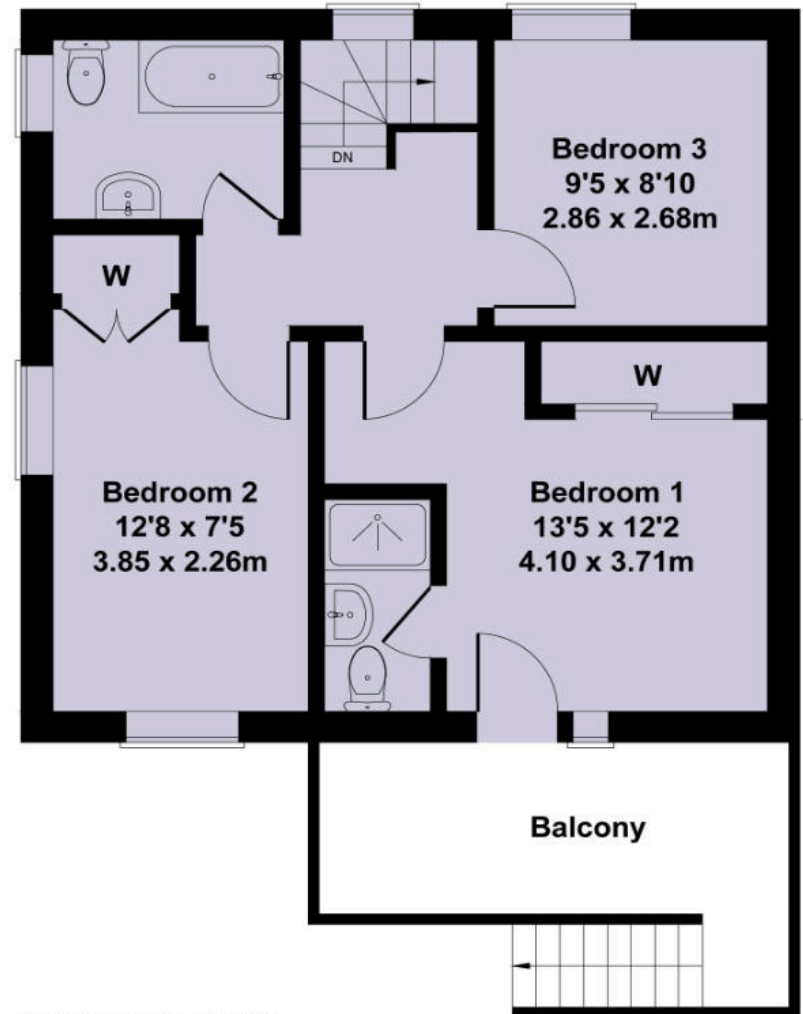


# Leat Cottage

Approximate Gross Internal Area  
1076 sq ft - 100 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



## First Floor

Landing with doors to the principle bedroom with an en-suite shower room, WC and hand basin, built-in wardrobes and doors to the outside top terrace.

A second bedroom with two windows over the front and side aspect and a built-in wardrobe.

Bedroom 3 with a window to the rear.

Family bathroom with jacuzzi bath WC and hand basin.





## The Outside

A shared pedestrian walkway with one other neighbour lead to the private path to the property with a variety of flowers and shrubs. From here, a paved space leading to the front door and side area, ideal for entertaining with bi-folding doors to the dining area.

Steps up to a good-sized southerly facing decked space with a glimpse of Waterhead Creek.





## Services

Mains water and electrics are connected.  
Shared private drainage. Oil central heating.

Council Tax Band: E

EPC: E

Property size approx. 1076 sqft  
Floor plans not to scale.

## Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you wish to visit Dartmouth by helicopter or yacht, please contact the office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	43   E	
21-38	F		
1-20	G		

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