



## 3 MALT COTTAGES SALCOMBE

£1,250 Per

A lovely 3 bedroom cottage in the sought after location of Batson with parking and garden



- Village location with close proximity to Salcombe
- Outside space which includes a lawn
- Open plan living with feature log burner



- 3 bedrooms • 1 parking space outside the property • Short drive to Kingsbridge • Walking distance to Batson Creek • Unfurnished





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: E      Council Tax Band: E**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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