



## 2 Field Cottages Neyland Terrace, Neyland

£275,000 Freehold

Immaculate Terraced Cottage • 3 Bedrooms, 2 Bathrooms, Lounge, Kitchen Dining Room & Utility Room • Superb Waterway Views • Driveway & Garden • Quiet Cul-De-Sac Location • Ideal Forever / Growing Family Home







Blackbear are delighted to showcase 2 Field Cottages to the open market, a beautifully presented terraced cottage, privately positioned in a quiet cul-de-sac location with superb estuary views.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G







#### Porch

5' 10" x 3' 4" (1.79m x 1.01m)

#### Lounge

12' 7" x 15' 4" (3.83m x 4.68m)

#### Kitchen Dining Room

13' 1" x 9' 11" (3.99m x 3.01m)

#### Utility Room

4' 6" x 4' 0" (1.38m x 1.23m)

#### Hallway

8' 8" x 3' 3" (2.63m x 1.00m)

#### Bedroom 1

12' 6" x 11' 11" (3.80m x 3.63m)

#### En Suite (Bed 1)

8' 4" x 2' 7" (2.55m x 0.80m)

#### Bedroom 2

8' 10" x 8' 7" (2.69m x 2.61m)

#### Bedroom 3

8' 11" x 5' 6" (2.71m x 1.68m)

#### Family Bathroom

6' 4" x 5' 11" (2.08m x 1.81m)







GARDEN





