



Old Coach House, Wrangaton, TQ10 9HB

CHRISTOPHER'S
— SOUTH HAMS —



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Forming part of a converted inn, this is a deceptively spacious end terrace townhouse in a convenient yet rural location on the fringes of the Dartmoor National Park. This 3-bedroom property offers light and airy accommodation arranged over three floors.

On the ground floor, an entrance hall leads to a sitting room with a front aspect bay window. An archway invites you through to the newly fitted, large kitchen/dining room with a range of fitted units and double doors to the enclosed, private courtyard garden. There is a large understairs cupboard and a downstairs cloakroom as well.

On the first floor are two double bedrooms, one with a fitted wardrobe and a well-appointed family bathroom. A large study area welcomes you on the second-floor landing, leading to a master bedroom with built-in wardrobes and delightful views towards Dartmoor. There is also a well-appointed shower room.

A separate garden currently laid to lawn with a pretty turfed seating area is a short walk from this property and there are 2 designated parking spaces as well.

This property has been recently redecorated throughout and would make an ideal investment or home for a first-time buyer. Viewings are highly recommended to appreciate.

Key Features

3 Bedrooms

Recently Decorated

Newly Fitted Kitchen/Diner

Facilities on each floor

Built-in Storage

Low Maintenance Garden

Parking

Views

Situation & Amenities

Set against the dramatic backdrop of Ugborough Beacon, Wrangaton is a traditional village sitting on the A38 and skirting the southern edge of the Dartmoor National Park. Wrangaton is located between South Brent and Ivybridge. Between them they boast a wealth of amenities including places of worship, supermarkets, post offices, GP and Dental surgeries, chemists, primary schools, pubs, antique shops, leisure facilities and libraries, to name but a few. The stunning moorland landscapes provide beautiful walks and the South Hams coastline is just a short drive away. The prominent Ivybridge Community College with its World Class Quality Mark Award provides secondary education as well. There are also the ever-popular Ivybridge Rugby, Football, Cricket, and Tennis clubs all adding to the community focus of the town.

Steeped in history, Wrangaton is a developing hamlet with excellent transport links and commutable access to Plymouth, Torquay and Exeter.

Services: Mains Electricity. Mains Gas.

Tenure: Freehold.

Mains Water. Shared Private Drainage.

NB: There is a £20pcm maintenance charge.

Due to the rural location here in the South Hams, Broadband & Mobile phone coverage can vary so please take a look at the Ofcom & OpenReach websites for more details about availability & coverage.

Local Authority:

South Hams District Council,
Follaton House, Totnes, TQ9 5NE

COUNCIL TAX BAND: B

Planning Authority:

Dartmoor National Park, Parke, Bovey Tracey, TQ13 9JQ.

Viewings:

Strictly by appointment through
Christopher's South Hams
01752 746 550

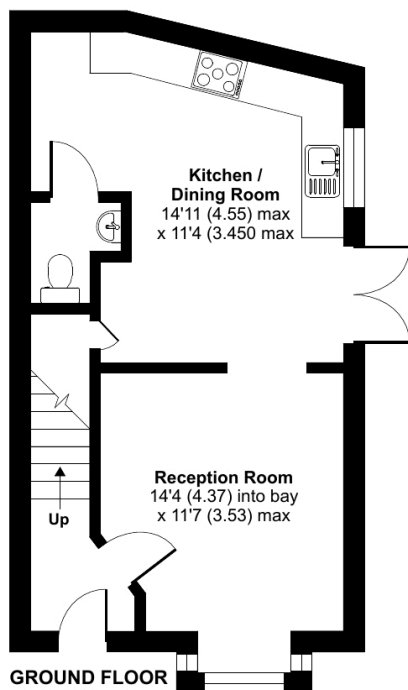


Denotes restricted head height

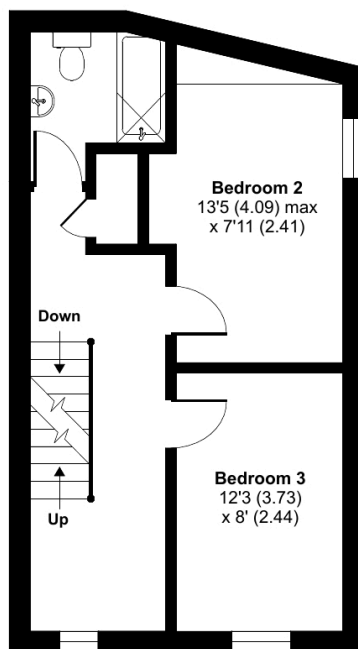
The Old Coach House, Wrangaton, South Brent, TQ10

Approximate Area = 1129 sq ft / 104.9 sq m

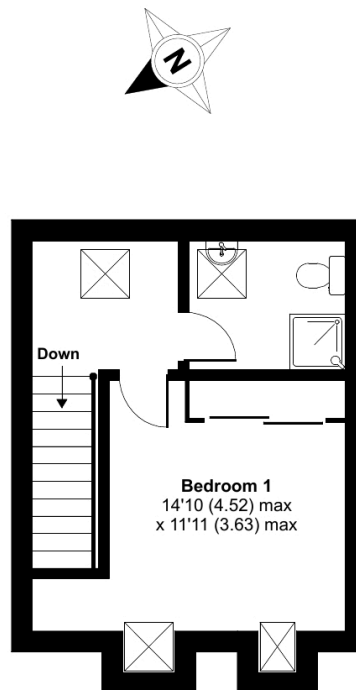
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GROUND FLOOR

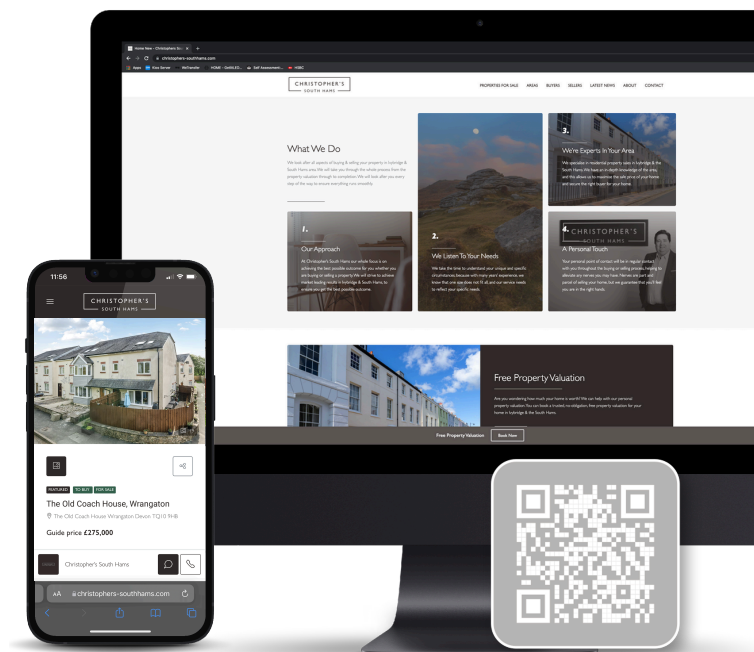
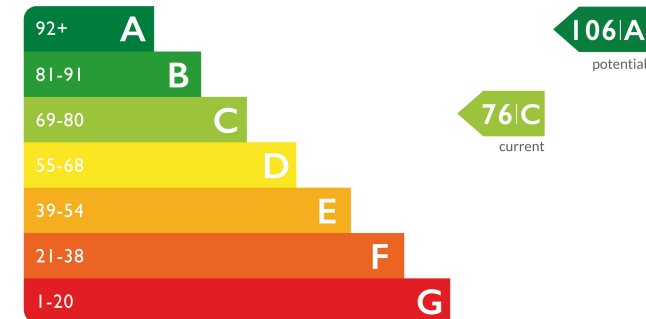


FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating



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