



Stanhope Gig The Old Coach House, Upottery EX14 9PN

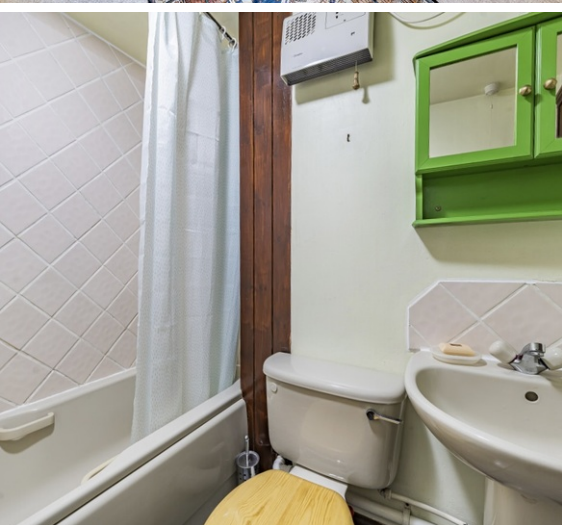
£275,000





Tucked away in the heart of this picturesque award-winning village nestled in the wide Otter Valley, a conservation area designated an Area of Outstanding Natural Beauty, is this well presented Grade II Listed mid-terraced cottage arranged over 3 floors within The Old Coach House with original features and allocated parking for 2 cars.

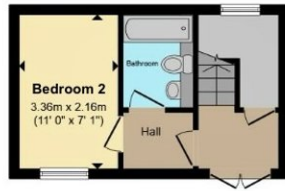




Features

- Entrance Hall
- Bedroom 2
- Bathroom
- Master Bedroom on 1st floor with Ensuite WC
- Open Plan Living Room / Fitted Kitchen on 2nd floor with Velux windows
- Private courtyard
- Use of communal courtyard to front
- Allocated parking for 2 cars
- Storage Shed
- Storage heaters
- Lease term 999 years from January 1992, 966 years remaining
- Current service charge £1,920 pa
- Council tax band C
- What3words:
///tricycle.haggle.universes

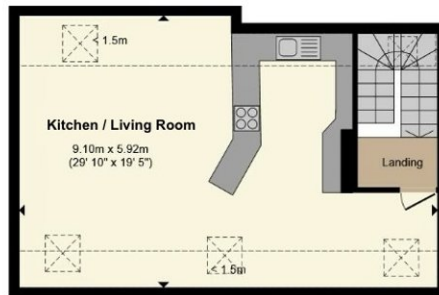




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Total floor area 74.6 m² (803 sq.ft.) approx
Restricted height 15.5 m² (167 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Viewing strictly through the selling agents:

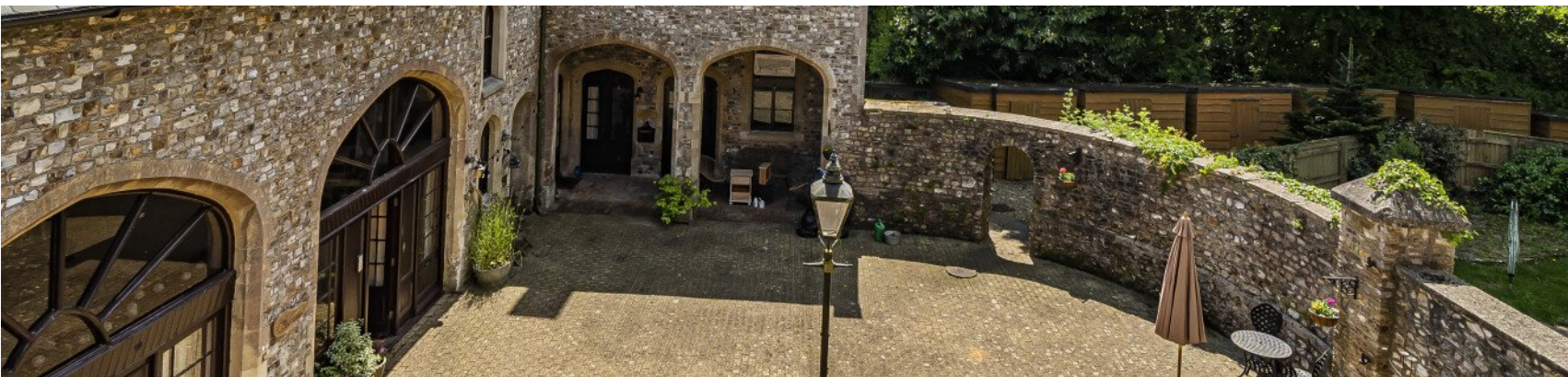
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For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

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