



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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The Coach House, Leslie Road,  
Exmouth, EX8 1TW

GUIDE PRICE  
**£215,000**  
TENURE Freehold



**A Stunning Bespoke Designed Coach House Located Close To The Town Centre, Sea Front And Train Station.**

Stunning Open Plan First Floor Living/Dining/Kitchen With Wood Burner Stove And Vaulted Style Ceiling \* Excellent Bedroom With Large Built In Wardrobe \* Quality And Stylish Shower Room/WC \* Underfloor Heating And Upvc Double Glazed Windows \* Internal Viewing Essential To Fully Appreciate This Stunning Home.

## The Coach House, Leslie Road, Exmouth, EX8 1TW

Penny's are delighted to offer for sale this bespoke and sympathetically converted Coach House located close to the heart of Exmouth's town centre. A super feature of the property is the open plan living space with quality kitchen. On the ground floor there is a good size double bedroom and high quality shower room/wc. Viewing of this stylish home is highly recommended.

**THE ACCOMMODATION COMPRISES:** Composite front door with patterned window inset; outside carriage light leading to:

**ENTRANCE HALL:** A welcoming bright entrance to the property with tiled flooring; Upvc double glazed window; solid oak staircase rising to first floor; door to:

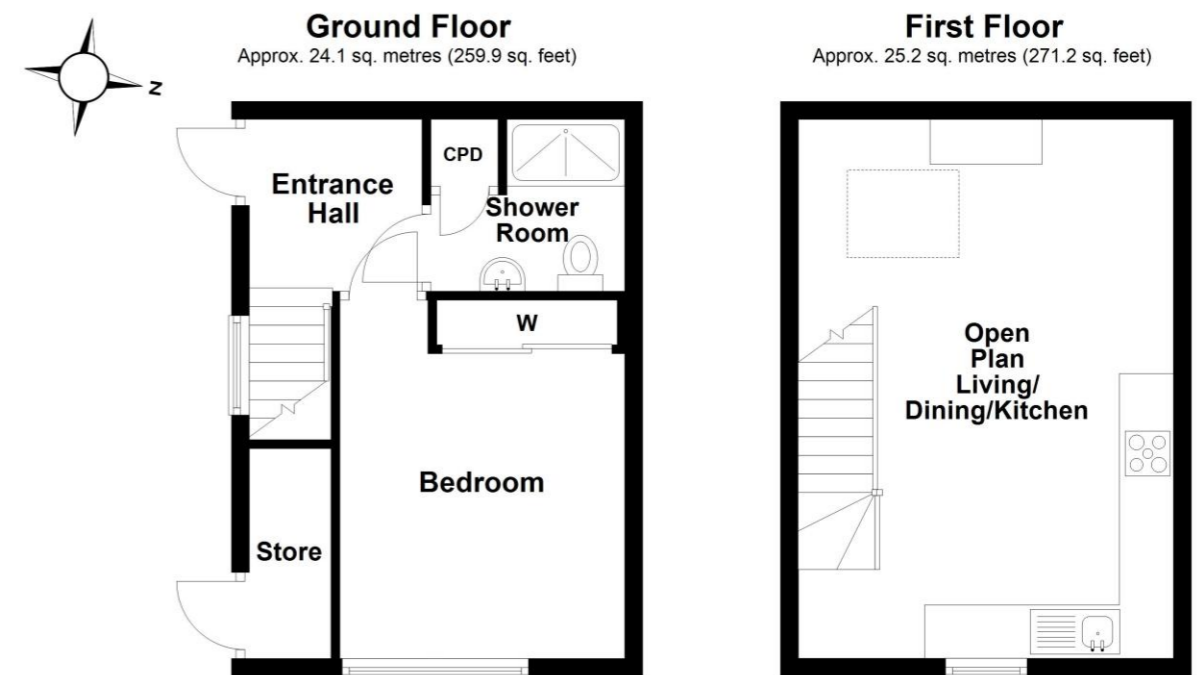
**GROUND FLOOR BEDROOM:** 3.66m x 3.17m (12'0" x 10'5") A superb bedroom with built in floor to ceiling double wardrobes with mirror fronted sliding doors; large feature arched Upvc double glazed window to front aspect; wood flooring with underfloor heating.

**GROUND FLOOR SHOWER ROOM/WC:** 2.16m x 2.06m (7'1" maximum x 6'9") A beautifully fitted stylish suite comprising of a large walk in ease of access shower tray with shower splash screen door; shower unit with fixed rainfall shower head hose and detachable shower head hose; attractive natural stone tiled cubicle; wash hand basin standing on a solid oak base with storage cupboards below and fitted mirror with integrated light over; WC with push button flush; ceiling extractor fan; natural stone flooring with underfloor heating; chrome heated towel rail; utilities cupboard with plumbing for automatic washing machine and space for tumble dryer.

**FIRST FLOOR OPEN PLAN LIVING/DINING AND KITCHEN:** 6.02m x 4.19m (19'9" x 13'9") A superb open plan and well designed room full of character and charm coupled with stylish modern day living with part vaulted ceiling and enjoying a dual aspect with Upvc double glazed windows to front and Velux window to side allowing an abundance of light with engineered oak wood flooring throughout the room. The LIVING AREA enjoys an exposed brick chimney recess with wood burner stove which stands on slate hearth with wood mantle over; television point. KITCHEN AREA: A bespoke design with solid wood working surfaces; wood splashbacks; tiled surrounds; exposed brick focal wall. There is a range of cupboards and drawer units; integrated fridge and freezer beneath work surfaces; ceramic single drainer sink unit with mixer tap; five ring gas 'Premier Range' hob with built in oven below; fold up extractor hood over; wall mounted cupboards with concealed light beneath. Within the room there is ample space for a dining table and chairs .

**OUTSIDE:** To the outside of the property there is a useful STORE/BIN accessed externally via a solid wood door and located beneath the stairs. It is an ideal area for bike storage and also houses the gas boiler for hot water; electric and gas meters; electric consumer unit; power and light connected. There are no gardens to maintain.

### FLOOR PLAN:



Total area: approx. 49.3 sq. metres (531.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk  
Plan produced using PlanUp.

**The Coach House, EXMOUTH**