



**Stanhope Gig** The Old Coach House, Upottery EX14 9PN

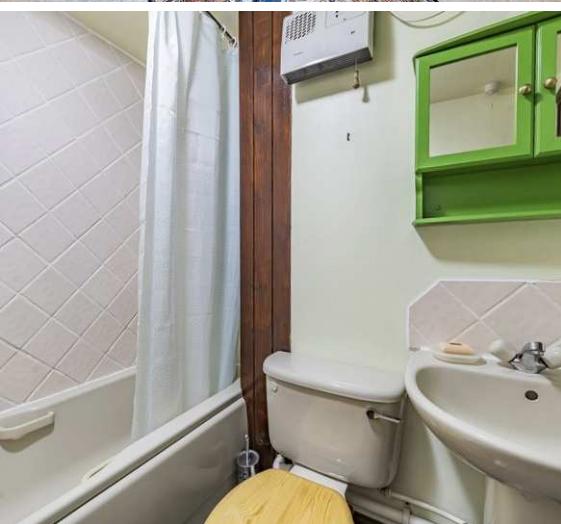
Offers in Excess of £260,000

robert  
cooney



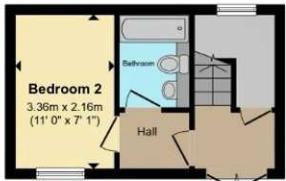
Tucked away in the heart of this picturesque award-winning village nestled in the wide Otter Valley, a conservation area designated an Area of Outstanding Natural Beauty, is this well presented Grade II Listed mid-terraced cottage arranged over 3 floors within The Old Coach House with original features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





## Features

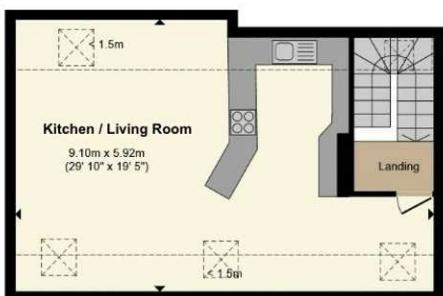
- Entrance Hall
- Bedroom 2
- Bathroom
- Master Bedroom on 1st floor with Ensuite WC
- Open Plan Living Room / Fitted Kitchen on 2nd floor with Velux windows
- Private courtyard
- Use of communal courtyard to front
- Allocated parking for 2 cars
- Storage Shed
- Storage heaters
- Lease term 999 years 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 m<sup>2</sup> (803 sq.ft.) approx

Restricted height 15.5 m<sup>2</sup> (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:

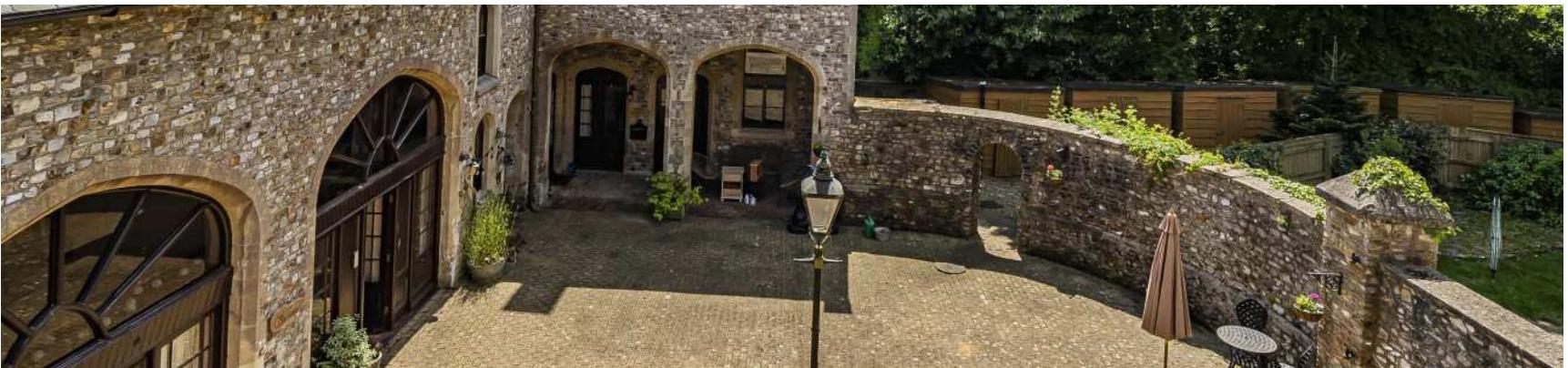
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