

Sheepcotes Lane, Southminster

CM0 7AF

CURTIS O'BOYLE

Sales & Lettings





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The Old Coach House – Two Bedroom Detached House

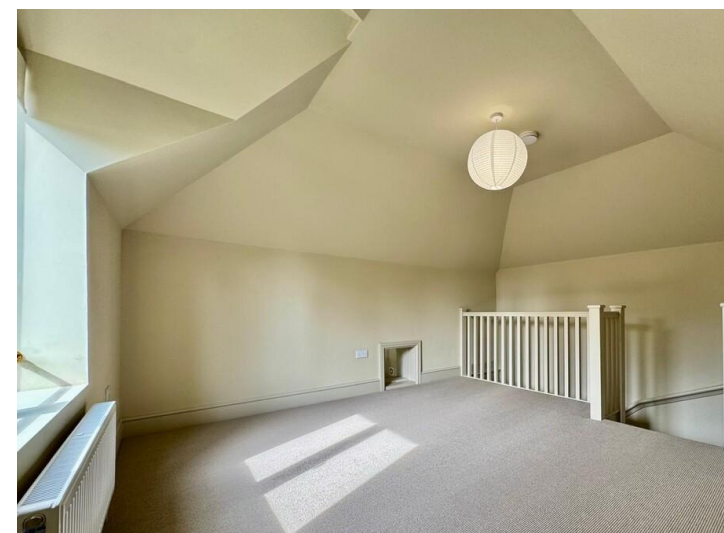
A unique opportunity to rent this charming two bedroom detached house, forming part of the historic former Southminster Police House development. Originally constructed in 1901, the Grade II listed complex has been thoughtfully converted to provide a collection of individual homes, combining historic character with contemporary living.

The Old Coach House offers a particularly interesting layout, with two ground floor bedrooms and a first floor living room, creating a distinctive home with a good degree of privacy.

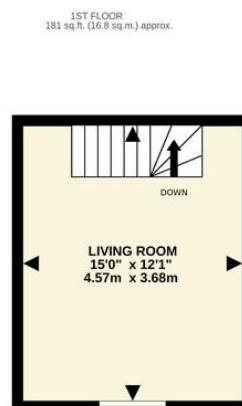
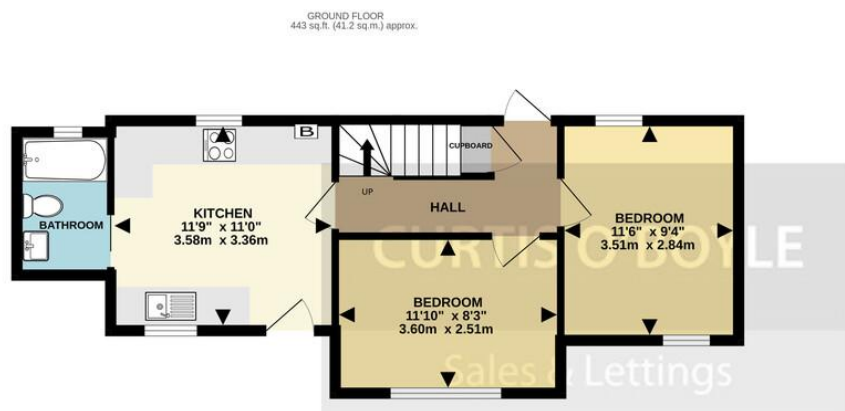
The ground floor accommodation comprises a modern fitted kitchen with vaulted ceiling, an inner hall with stairs leading to the first floor, a modern bathroom and two bedrooms. The first floor provides a generous living room, with the staircase opening directly into the room, creating an attractive and unusual living space.

Further benefits include gas-fired underfloor heating to the ground floor, an enclosed garden and private driveway with EV charging point.

Situated in Southminster, this unique property offers the opportunity to live within a historic development while enjoying the convenience of a modern home.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



TOTAL FLOOR AREA : 624 sq.ft. (58.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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