



Landau



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Upottery, Honiton, EX14 9PN

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Stylishly presented 2 bedroom maisonette character home in the heart of the village.

- Centre village location
- 2 Double Bedrooms
- Kitchen with appliances
- Parking
- Long leasehold share of freehold
- Stylishly presented
- 20' Sitting Room + Views
- Bathroom and Ensuite
- Fibre Broadband
- Council Tax Band D

Guide Price £265,000

SITUATION- The Coach Houses occupy a central position within the charming rural village of Upottery, set amidst the rolling countryside of the Blackdown Hills National Landscape. The village offers a welcoming community with a traditional public house, The Sidmouth Arms, a well-regarded primary school and historic parish church. Excellent road links via the nearby A30 provide swift access to Honiton and the cathedral city of Exeter.

DESCRIPTION - A charming two-storey apartment forming part of a Grade II Listed former coach house, the property has been stylishly refurbished and presented to a high standard. Constructed of local stone and flint with attractive ashlar dressings beneath a recently replaced slate roof, the building retains a wealth of character including original arched openings with timber framed windows.

ACCOMMODATION - Extending to approximately 1,162 sq ft, the well-proportioned accommodation is arranged over two floors with a semi reverse layout. The ground floor includes an entrance hallway, a well-fitted kitchen/dining room with integrated appliances, a double bedroom with doors to the courtyard, and a family bathroom.

On the first floor, a generous sitting room with arched windows enjoys views across the village. The principal bedroom is double aspect with an adjoining bathroom.

OUTSIDE - A paved courtyard provides private outdoor space, complemented by allocated parking and a useful timber garden shed.

TENURE & SERVICES - Leasehold with a share of freehold (999-year lease). Maintenance charge approx. £160 pcm. Mains electric, water and drainage connected with fibre broadband mobile signal outside on EE, Three, O2 and Vodafone (Ofcom).





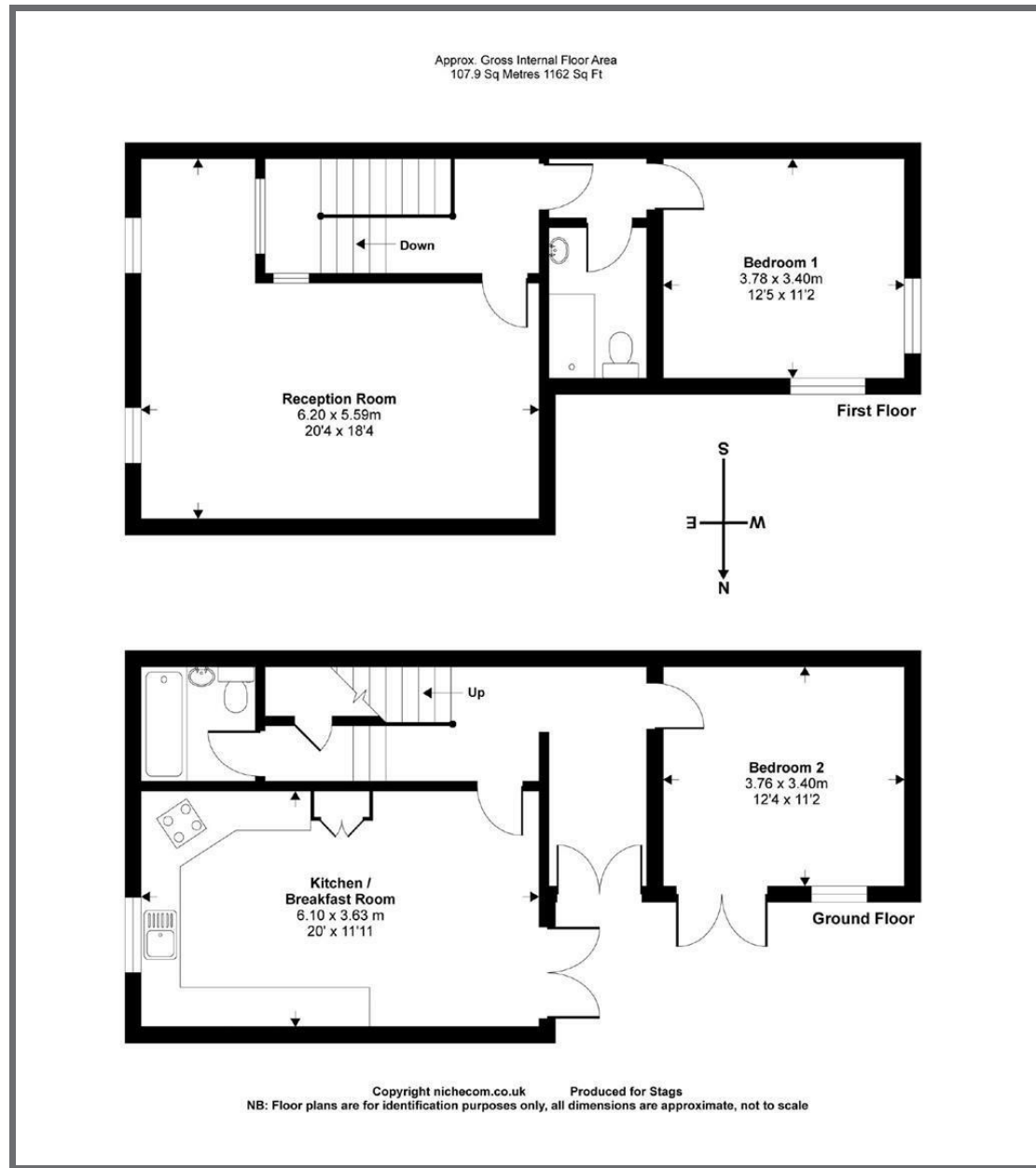
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	25	76
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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