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£219,995 FREEHOLD

A characterful two double bedroom mid-terraced property situated in a peaceful village, driveway parking plus 2 additional spaces, detached private garden.

THE OLD COACH HOUSE, WRANGATON, SOUTH BRENT, DEVON

EPC - C



PROPERTY DETAILS

This charming and unique two bedroom property has been beautifully converted, offering a blend of character and modern living. Situated in a peaceful village location, the property boasts impressive high ceilings and feature sash windows, allowing natural light to flood the open-plan lounge, kitchen, and diner along with a convenient ground floor cloakroom. The master bedroom benefits from an en-suite shower room, while a separate storeroom provides additional storage space. Outside, the detached, enclosed garden offers a private space, perfect for relaxing or entertaining. The property also includes a driveway with parking for one vehicle, along with two further allocated parking spaces. Whether you're looking for a peaceful retreat or a well-connected village home, this property offers the perfect balance of rural charm and modern convenience.

COUNCIL TAX BAND – C

Solid wood door with opaque side screens to;

ENTRANCE HALL

Built-in storage cupboard, opening to;

OPEN PLAN LOUNGE/KITCHEN/DINER

20'2 x 15'9 (6.14m x 5.72m)

LOUNGE

Panelled radiator, feature glazed sash window to side elevation, ceiling spotlights. Door providing access to the first floor via a staircase and providing access to the cloakroom.

KITCHEN/DINER

Well fitted with a range of cream shaker style base and eye level units, wood effect worktops, integrated fridge freezer, integrated oven and 5 ring gas hob with extractor canopy over and stainless steel splashback, part-tiled walls, integrated single bowl single drainer stainless steel sink and mixer tap, feature glazed sash window to side elevation, ceiling spotlights, tiled flooring, panelled radiator.

CLOAKROOM

White suite comprising low level WC, wash hand basin with mixer taps and tiled surround, tiled flooring, panelled radiator.

FIRST FLOOR

LANDING

Doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

15'2 x 10'5 (4.57m x 3.17m)

Two feature glazed sash windows to front and side elevations, panelled radiator. Door to;

STOREROOM

5'6 x 4'11 (1.68m x 1.51m)

Providing additional storage. Door to;

EN-SUITE SHOWER ROOM

5'1 x 4'6 (1.56m x 1.37m)

White suite comprising corner glazed shower cubicle with fully tiled surround and shower attachment, low level WC, pedestal wash hand basin with mixer tap and tiled surround, tiled flooring, ladder style heated towel rail, half-tiled walls, ceiling spotlights.

BEDROOM TWO

12'0 x 11'0 (3.66m x 3.35m)

Feature glazed sash window to front elevation, panelled radiator, two built-in storage cupboards.

BATHROOM

6'10 x 5'5 (2.09m x 1.66m)

White suite comprising panelled bath with mixer taps and shower attachment with fully tiled surround, pedestal wash hand basin with mixer tap, low level WC, tiled flooring, part-tiled walls.

OUTSIDE

To the rear of the property is a wooden gate providing access to a detached garden, being fully enclosed with fencing and mainly laid to lawn. To the side of the property is a driveway providing off-road parking for 1 car plus the addition of 2 further allocated parking spaces situated directly in front of the detached rear garden.

THE OLD COACH HOUSE

The Old Coach House was converted from a pub to residential properties in 2009.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES

Mains, electric & gas. We understand that there is a management charge of £30.00 per month for the upkeep and maintenance of a septic tank. The septic tank services all 17 properties within the vicinity.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

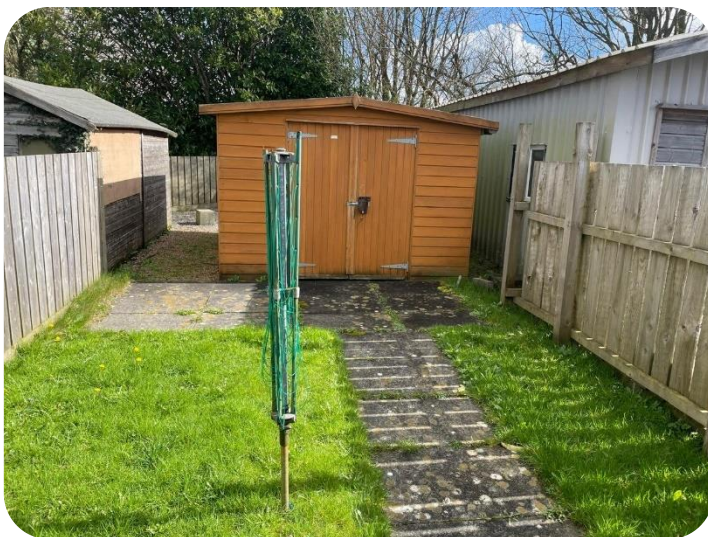
The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

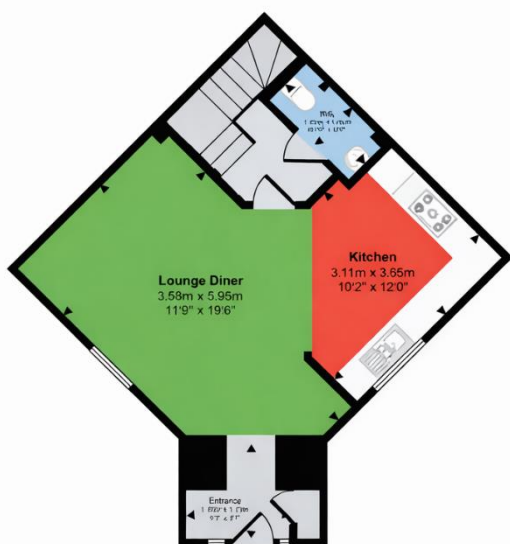
1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

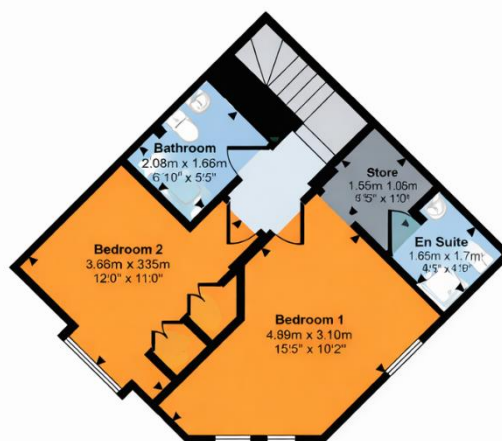
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Approx Gross Internal Area
78 sq m / 837 sq ft



Ground Floor
Approx 41 sq m / 441 sq ft



First Floor
Approx 37 sq m / 396 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for one error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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