



Connells

The Old Coach House
Wrangaton South Brent

The Old Coach House Wrangaton South Brent TQ10 9HB

for sale
£290,000



Property Description

Situated in the sought-after village of South Brent, this well-presented three-bedroom mid-terrace home offers spacious and versatile accommodation arranged over three floors, making it an ideal choice for families, first-time buyers or those seeking convenient access to both Plymouth and Exeter.

The ground floor welcomes you with a bright and inviting lounge, creating a comfortable living space that flows seamlessly through to the well-appointed kitchen, perfect for both everyday living and entertaining. A useful downstairs WC adds further practicality and convenience.

On the first floor are two generously sized double bedrooms along with a modern family bathroom, providing comfortable accommodation for family members or guests. Occupying the entire second floor, the impressive principal bedroom enjoys a degree of privacy and benefits from its own en-suite shower room.

Outside, the property features low-maintenance front and rear gardens, ideal for those looking to enjoy outdoor space without the burden of extensive upkeep. In addition, there is a separate garden area where two allocated parking spaces are located, ensuring convenient off-road parking.

South Brent is a popular Dartmoor-edge village offering a range of local amenities, schools, shops and countryside walks. The property is also ideally positioned close to the A38 Devon Expressway, providing excellent transport links and making commuting to Exeter and Plymouth straightforward.

Entrance Hall

Double glazed door to the front aspect, space for coats and shoes, door access to lounge, stairs to first floor, radiator

Lounge

14' 1" max x 11' 6" max (4.29m max x 3.51m max)

Double glazed window to the front aspect, access to the kitchen storage cupboard, radiator

Kitchen/Diner

14' 10" max x 12' 5" max (4.52m max x 3.78m max)

Double glazed window to the rear aspect, fitted kitchen with wall and base units, one and half bowl sink with draining board and mixer tap, integrated oven, gas hob, extractor hood, space for washing machine, radiator, double glazed patio door to rear garden

Landing

Double glazed window to the front aspect, storage cupboard

Bedroom One

14' 9" max x 14' max (4.50m max x 4.27m max)

Two Velux window, radiator



En-Suite

Velux window, shower cubicle, wash hand basin and vanity unit, low level WC, chrome ladder towel rail

Bedroom Two

14' 8" max x 7' 11" max (4.47m max x 2.41m max)

Double glazed window to the front aspect, radiator

Bedroom Three

11' 11" max x 7' 11" max (3.63m max x 2.41m max)

Double glazed window to the rear aspect, radiator

Bathroom

Double glazed window to the rear aspect, bath, wash hand basin, low level WC, chrome ladder towel rail

Front Garden

Low maintenance patio area

Rear Garden

Low maintenance patio area and garden opposite parking

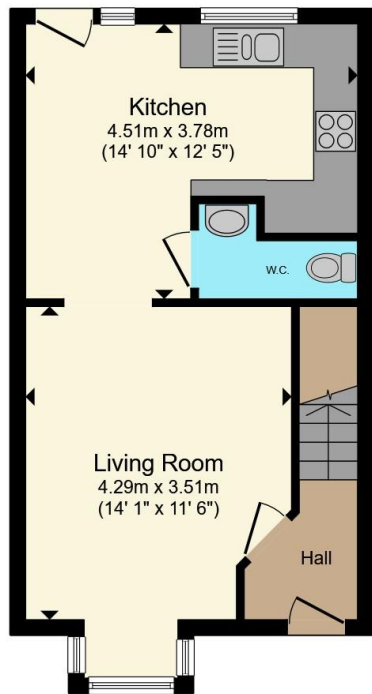
Parking

Two allocated spaces

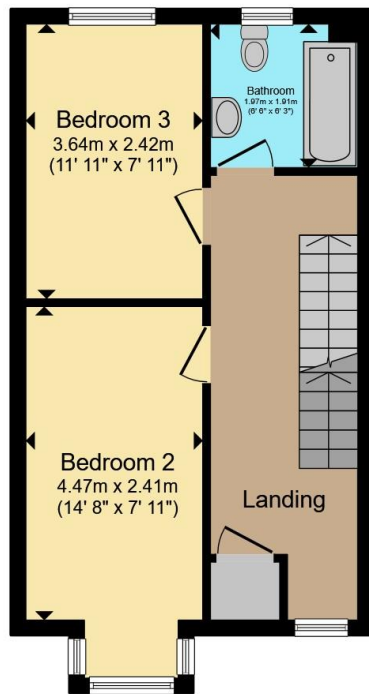
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

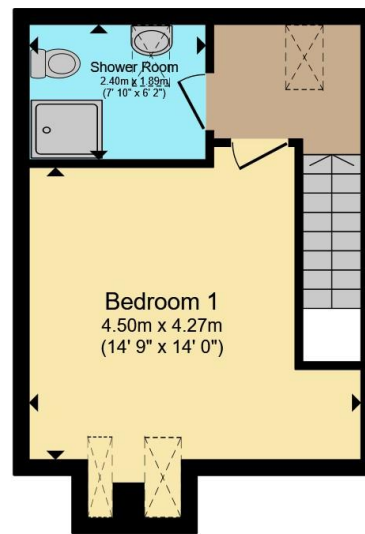




Ground Floor



First Floor



Second Floor

Total floor area 104.1 m² (1,121 sq.ft.) approx

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). Powered by www.propertybox.io

Connells

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EPC Rating: Council Tax
 Awaited Band: B

view this property online connells.co.uk/Property/IVY307184

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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