



Landau



# Landau

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.

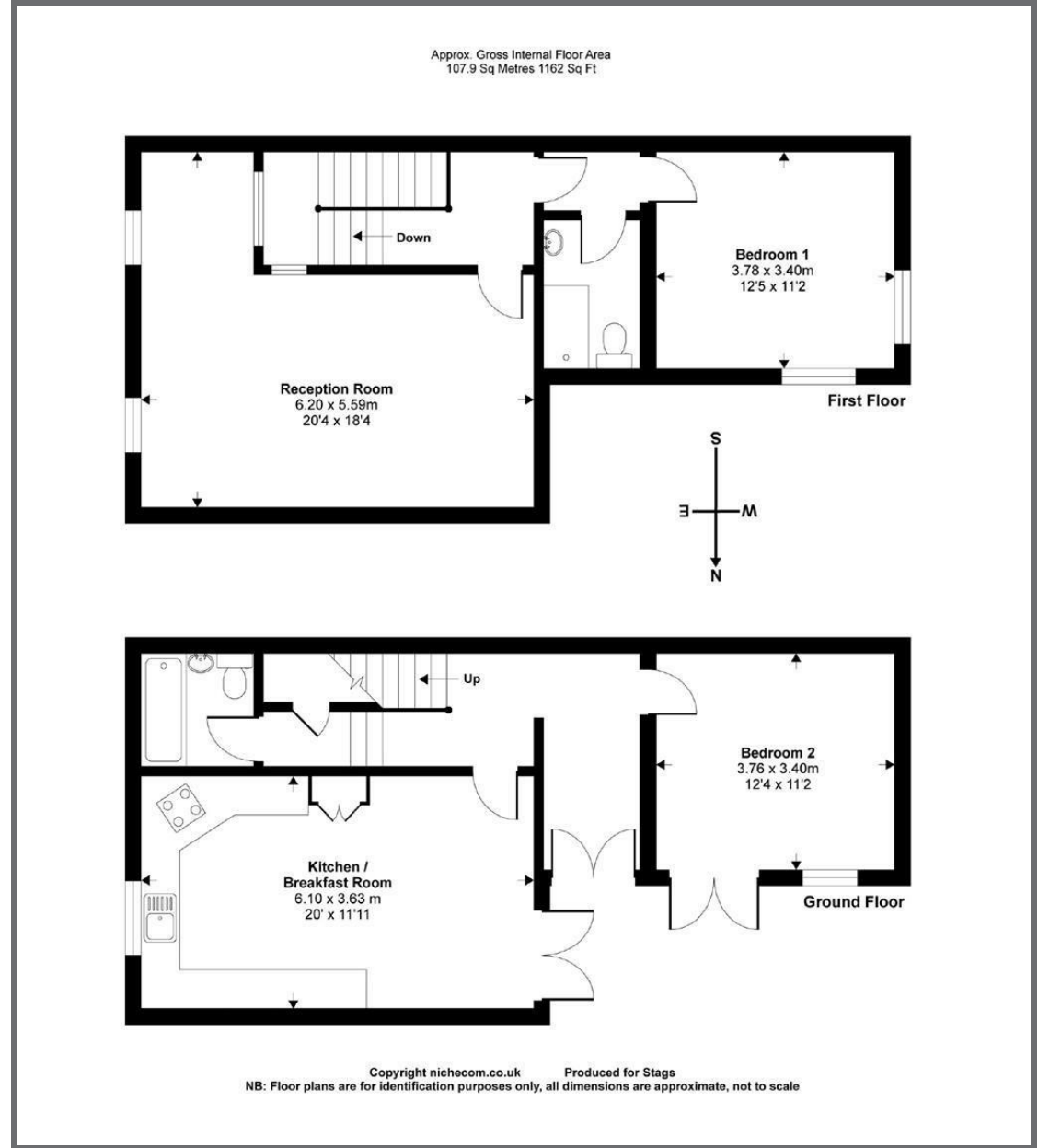
**OUTSIDE -** A paved courtyard provides private outdoor space, complemented by allocated parking and a useful timber garden shed.

**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).





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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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