



**THE COACH HOUSE  
1 TOWSINGTON COURT  
OFF DAYS POTTLES LANE  
EXMINSTER  
EX6 8AY**



**OFFERS IN THE REGION OF £395,000 FREEHOLD**



An opportunity to acquire a beautifully presented individual former coach house situated in a delightful semi rural position on the edge of Exminster. Characterful accommodation arranged over three floors. Three/four bedrooms. Reception hall. Lounge/dining room with exposed brick/stone fireplace. Recently installed modern kitchen/breakfast room. Conservatory/sun lounge. First floor luxury modern shower room. Ensuite cloakroom. Gravelled driveway providing ample parking. Detached single garage. Gardens to three sides including private paved garden enjoying a high degree of privacy. Many original character features. Fine outlook and views over neighbouring countryside and beyond. Convenient to local village amenities. Viewing highly recommended.

The property is conveniently located for local village amenities including shops, Post Office, health centre, primary school and regular public transport. Nearby there are delightful countryside walks. The canal tow path and river Exe are also conveniently nearby and are popular for walking and cycle rides. In addition the village has a golf club which includes a 14 bay covered driving range and clubhouse. The cathedral city of Exeter is just 4 miles away.

#### **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Attractive part obscure uPVC double glazed front door, with matching side panel, leads to:

#### **RECEPTION HALL**

Wood effect tiled flooring. Cloak hanging space. Exposed ceiling beams. Stairs rising to first floor. Glass panelled door leads to:

#### **LOUNGE/DINING ROOM**

18'8" (5.69m) x 11'10" (3.61m). A delightful characterful room with exposed ceiling beams. Exposed brick/stone fireplace with inset living flame effect gas stove fire and wood mantel over. Two radiators. Telephone point. Television aerial point. Two uPVC double glazed windows to side aspect. uPVC double glazed window to front aspect with fine outlook over neighbouring countryside and beyond.

From reception hall, glass panelled door leads to:

#### **KITCHEN/BREAKFAST ROOM**

17'8" (5.38m) x 11'0" (3.35m) maximum reducing to 7'10" (2.39m) maximum. A recently installed quality traditional style kitchen fitted with a range of matching base drawer and eye level cupboards with concealed LED lighting. Wood effect work surfaces. Decorative brick effect tiling. Ceramic single drain sink unit with traditional style mixer tap. Five ring AEG gas hob with AEG filter/extractor hood over. Bosch double oven/grill. Bosch dishwasher. Integrated upright AEG fridge freezer. Integrated Bosch washing machine. Fitted shelving. Radiator. Inset LED spotlight to exposed ceiling beams. Wood effect tiled flooring. Space for table and chairs. Radiator. Under stair storage cupboard with fitted shelving uPVC double glazed window to side aspect with outlook over garden. uPVC double glazed window to front aspect with outlook over neighbouring countryside and beyond. uPVC double glazed door, with matching side opening panel, leads to:

#### **CONSERVATORY/SUN LOUNGE**

12'4" (3.76m) maximum x 8'4" (2.54m). A lovely room enjoying outlook over rear garden, neighbouring countryside and beyond. Tiled floor. Two wall light points. Sealed unit double glazed windows to three aspects. Sealed unit double opening doors providing access to rear garden. Sealed unit double opening doors providing access to front elevation.

#### **FIRST FLOOR LANDING**

Smoke alarm. Exposed ceiling beams. Deep airing/linen cupboard with fitted shelving, radiator, electric light and also housing boiler serving central heating and hot water supply. Panelled door leads to:

#### **BEDROOM 1**

15'4" (4.67m) maximum x 10'6" (3.20m) maximum excluding door recess. Range of quality built in bedroom furniture comprising two double wardrobes, one single wardrobe and eight draw chest. Radiator. Exposed ceiling beams. uPVC double glazed window to front aspect with fine outlook over neighbouring countryside and beyond. uPVC top place window to side aspect with pleasant outlook over neighbouring area and beyond.

From first floor landing, panelled door leads to:

#### **BEDROOM 2**

8'10" (2.69m) excluding recess 7'10" (2.39m). Exposed ceiling beam. Radiator. uPVC Double glazed window to side aspect again with fine outlook over neighbouring area and beyond.

From first floor landing, panelled door leads to:

#### **SHOWER ROOM**

A luxury matching white suite comprising large double length tiled shower enclosure with fitted mains shower unit and toughened glass shower screen. Recess shelf with inset lighting. Wash hand basin, with traditional style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Tiled wall surround. Tiled floor with under floor heating. Dual fuel heated towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor landing, panelled door leads to:

#### **BEDROOM 3**

8'8" (2.64m) excluding door recess x 8'0" (2.44m). Radiator. Exposed ceiling beams. uPVC double glazed window to side aspect. From this room staircase leads to:

#### **BEDROOM 4**

14'4"(4.37m) x 9'10" (3.0m). Again a very characterful room with sloped ceilings and exposed ceiling beams. Radiator. Three access points to eaves/storage space. Smoke alarm. Door providing access to useful storage area. Double glazed Velux style window to front aspect offering fine outlook over neighbouring countryside and beyond. Door to:

#### **ENSUITE CLOAKROOM**

A refitted matching suite comprising wash hand basin set in vanity unit with cupboard space beneath and traditional style mixer taps. Low level WC with concealed cistern. Tiled floor.

#### **OUTSIDE**

Directly to the front of the property is a neat lawned area of garden with inset flower/shrub beds stocked with a variety of maturing shrubs, plants and flowers. Dividing pathway leads to the front door with courtesy light. Paved patio providing an ideal seating area to take in the pleasant outlook and views over the neighbouring countryside. The area of lawned garden extends to the left side elevation. A gravelled driveway provides ample parking in turn providing access to:

#### **DETACHED GARAGE**

With pitched roof. Power and lighting. Remote controlled electronically operated up and over door.

From the conservatory double doors provide access to a delightful enclosed paved courtyard garden providing a high degree of privacy and laid to attractive paving. Flower/shrub bed. An array of maturing climbing plants. Raised ornamental pond with rockery surround. Outside lighting. Water tap.

#### **AGENTS NOTE**

The property has a shared septic tank drainage.

#### **TENURE**

Freehold

## MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three and Vodafone voice & data limited, O2 voice likely & data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely

Broadband: Standard available.

Flood Risk: River & sea – Very low risk, Surface water – Very low risk

Mining: No risk from mining

Council Tax: Band D

## DIRECTIONS

Proceeding out of Exeter along Topsham Road continue along to Countess Wear roundabout and take the 3rd exit down into Bridge Road. At the next roundabout turn left onto Sannerville Road and continue on this road for approximately 1 mile and ignore the first turning to Exminster and at the mini roundabout take the 3rd exit left into the village of Exminster. Proceed over the mini roundabout and continue ahead taking the 2nd left into Days Pottles Lane and continue down this lane for approximately ¼ of a mile taking the left hand turning into Townsington Lane and proceed down where Townsington Court will be found on the left hand side.

## VIEWING

**Strictly by appointment with the Vendors Agents.**

## AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks on the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

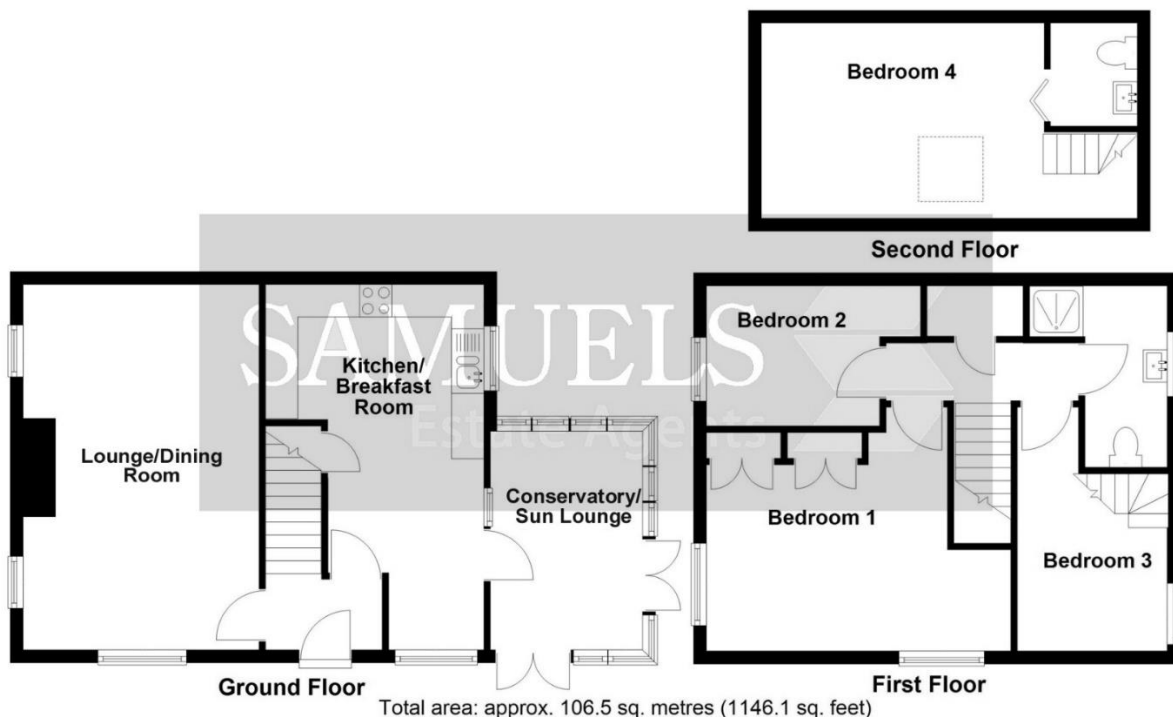
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

## REFERENCE

CDER/0424/8630/AV



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		