



Charming period 2 bed apartment & parking Leasehold £225,000 EPC E

The Old Coach House Flat, The Street, Dorset DT6 6PE

FORTNAM
SMITH & BANWELL

in brief...

Two bed character apartment
Open plan Kitchen Area
Good sized double bedroom with feature fireplace
Private external access up a very short flight of shallow steps
Use of small patio garden

Double aspect Living Area
Recently fitted white bathroom
Single Bedroom
Private parking
Gas central Heating & Double Glazing

*Rare opportunity to
purchase a
character apartment*



in more detail...

The Old Coach House is a really charming cottage style flat forming the upper storey of a detached former stables and coach house. Constructed circa 1870 and divided into 2 flats in the 1960s, this property retains many fine period features. The sense of light is a major feature here with double aspect windows and french doors. Although technically first floor, the lower floor is set into the hill thus just a few short steps from ground level up private external steps to this property. An L-shaped entrance hall leads into a large light rear facing living room with exposed beams, window seat and french doors opening out to a wrought iron juliette balcony and pleasant views. The small open plan kitchen is both practical and stylish with a ceramic hob and oven/grill below. Chimney style extractor above. Integrated fridge. Sink with drainer. Washer/drier. Hall with loft hatch to insulated storage space, airing cupboard housing wall mounted gas boiler. Single bedroom with velux window. Modern bathroom with bath and shower over, WC and

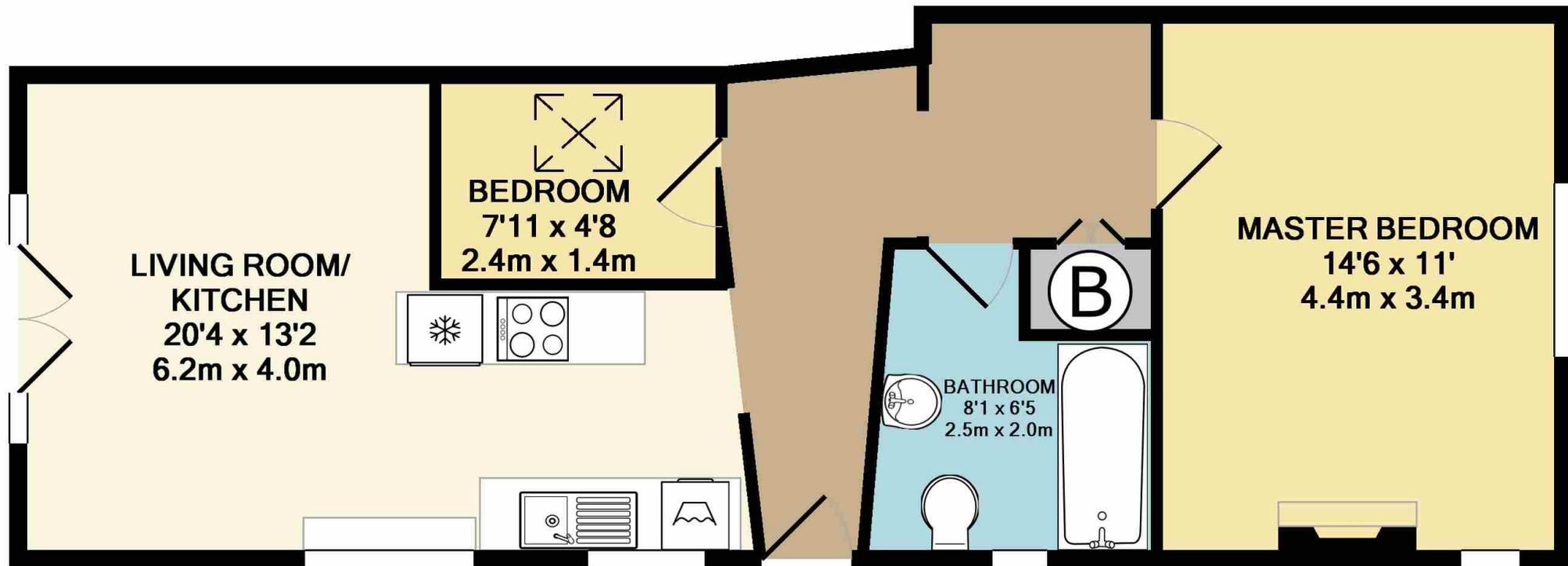


pedestal basin with heated towel rail. Spacious double bedroom to the front with an original fireplace and large window overlooking the street. Gas central heating and all mains services connected. Double glazed throughout the property. Private parking space for one car to rear. Shared use of pretty courtyard patio garden to rear. Leasehold with 985 years remaining. £25 per annum.

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Directions: From the centre of the village proceed up The Street. Almost opposite The Royal Oak on the right is the entrance to The Court. The Old Coach House is set back on the right.

the location...



TOTAL APPROX. FLOOR AREA 581 SQ.FT. (54.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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