



4 Princess Cottages, Coffinswell - TQ12 4SR

£375,000 Freehold

Semi-Detached House • Three Bedrooms • Lounge • Dining Room • Kitchen with Breakfast Bar • Utility Room • Shower Room With Underfloor Heating • Front And Rear Gardens • Village Location • Residents Parking


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Newton Abbot TQ12 2JL



A double-glazed front door opens into a porch which has a tiled floor and coat hooks. A step up to the spacious hallway, where you can find wooden flooring, neutral walls and doors to the downstairs accommodation. A large storage cupboard lies under the stairs with two opening doors to allow access for storing even the largest of items.

The first door leads into a utility room/office, with plumbing for a washing machine, cupboards and shelves and a side aspect obscure window.

The shower room consists of low-level WC, stylish wash hand basin with vanity and large wet room style shower. There are mosaic style grey tiles in the shower cubicle and the remainder of the walls and floor are also tiled in grey. There is under floor heating installed along with a heated towel rail opposite the shower and an obscure side facing window.

The kitchen has a range of matching wall and base units in white with grey worktops. Built-in appliances include a stainless-steel sink with drainer and an extractor fan.

The walls are half tiled with white brick patterned tiles and there is space and plumbing for a dishwasher, fridge/freezer and free-standing range cooker. There is a side facing window above the sink and double French doors opening into the rear garden.

The dining room has wooden flooring and half clad grey walls. A large picture window looks out into the rear garden and fields beyond. An archway brings you into the living room.

The living room is bright and spacious and has a front aspect window, neutral walls, wooden flooring and a beautiful feature fireplace, in cast iron.

Upstairs, you can find two double bedrooms and a generous single. The principal bedroom has the added benefits of dual aspect windows, cast iron fireplace and cloakroom, with low-level WC and wash hand basin.

Please note, this property is subject to a Devon Residency Restriction. This means that any potential buyers must have lived or worked in Devon for the last three years.

Measurements

Sitting room - 15'11 x 13'0 (4.9m x 4.0m)

Dining Room - 12'4 x 10'4 (3.8m x 3.2m)

Kitchen - 14'9 x 10'10 (4.5m x 3.3m)

Study - 8'4 x 6'7 (2.6m x 2.0m)

Bedroom 1 - 15'2 x 11'9 (4.6m x 3.6m)

Bedroom 2 - 13'1 x 8'2 (4.0m x 2.5m)

Bedroom 3 - 9'8 x 7'6 (3.0m x 2.3m)



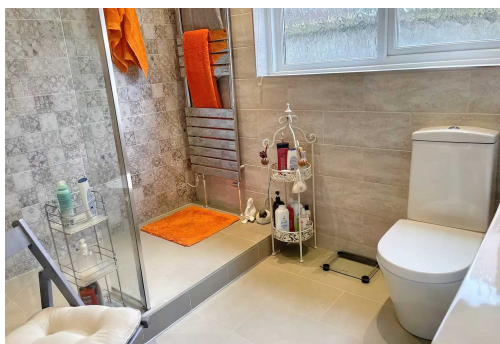
Useful Information

Broadband Speed 26Mbps
(According to OFCOM)

EPC Rating E

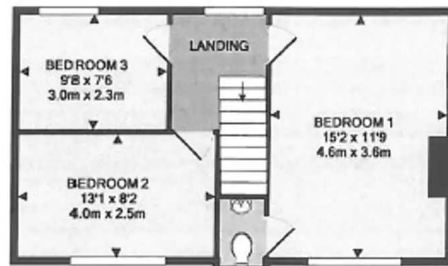
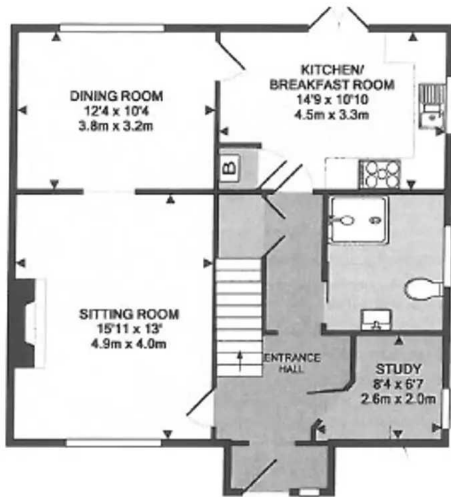
Teignbridge Council Tax Band
C £1982

The property is freehold



Garden

The front garden has a lawned area with a bordering of plants and trees. There is a path that leads to the front door with a small metal gate. The rear garden is fully enclosed with a six foot fence to each side and a transparent fence to the rear. This is to ensure that you can see the beautiful countryside behind. The garden itself has a slabbed patio area, a lawn, plants and trees and a large shed.



1ST FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	