

Guide Price £195,000

Coachmans Cottage, 37 Rolle Street, Exmouth, EX8 2SN



- Renovated Reverse Level Freehold House • Tucked Away Behind Exmouth Town Centre
- Walking Distance Of Seafront, Marina & Train Station • Double Glazing & Electric Heaters
- Ground Floor: 2 Bedrooms & Brand New Shower Room • First Floor: Open Plan Brand New Kitchen / Living Room • Ideal Permanent Or Holiday Home • NO ONWARD CHAIN



Description

Converted from a Store in 1991 by the current vendors, this unique property has recently been renovated to a high standard. Tucked away behind Exmouth town centre, this reverse level house would be ideal permanent residence or perhaps a holiday rental. Improvements includes re - wiring throughout, brand new shower room, brand new kitchen, brand new floor coverings and decoration.

Ground Floor

Accommodation

Own uPVC double glazed front entrance door leading to:

Entrance Hall

Staircase rising to first floor. Cupboard housing the trip switch fuse box. Wall mounted electric convactor heater. Smoke alarm. Brand new fitted carpet. Doors leading to both bedrooms and shower room.

Bedroom 1 9'6" (2.9m) x 8'8" (2.64m) Max

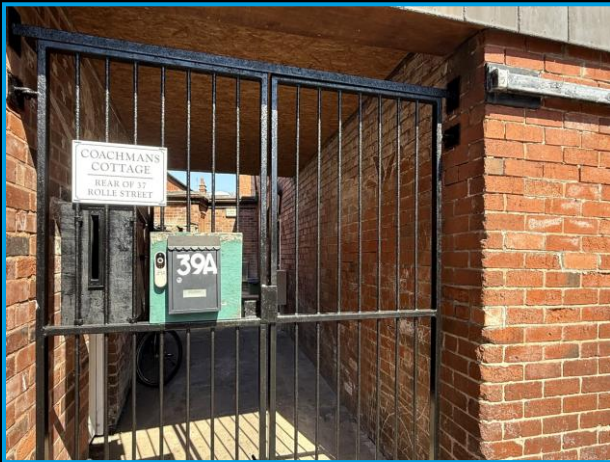
Obscure uPVC double glaze window to side. Built - in single wardrobe. Brand new fitted carpet.

Bedroom 2 11'5" (3.48m) x 7'9" (2.36m) Max

Window to entrance hall. Built - in single wardrobe. Brand new fitted carpet.

Shower Room

Brand new fitted white suite of corner shower cubicle with splash backs to ceiling height and electric shower unit, low level WC and vanity wash hand basin. Extractor fan. Wall mounted electric heater. Brand new vinyl.



First Floor

Open Plan Kitchen / Living Room 24'1" (7.34m) x 11'8" (3.56m)

2 double glazed skylights to front and uPVC double glazed window to front. Brand new fitted range of cupboard and drawer storage units with roll edged worksurface and tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring electric hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Wall mounted electric convactor heater. Smoke alarm.

Externally

The property is approached via a wrought iron gate over a shared access / Courtyard for 2 additional properties.

Tenure

The property is FREEHOLD

Services

Mains Water, Drainage & Electricity are connected. Council Tax Band B

Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

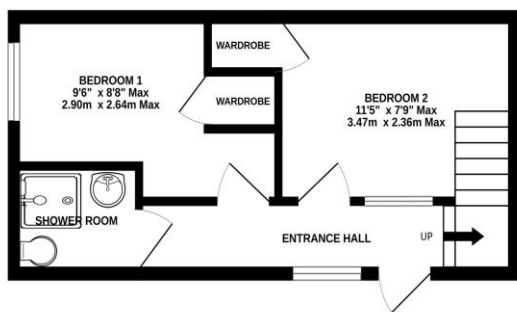
Your home may be repossessed if you do not keep up repayments on your mortgage

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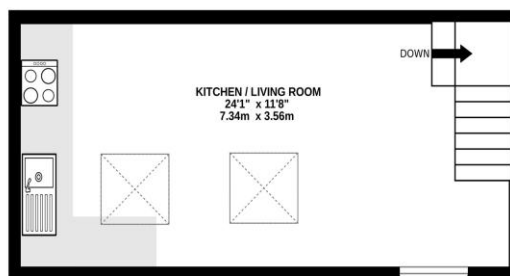
Agents Note

These are draft particulars and are awaiting vendors verification

GROUND FLOOR



1ST FLOOR



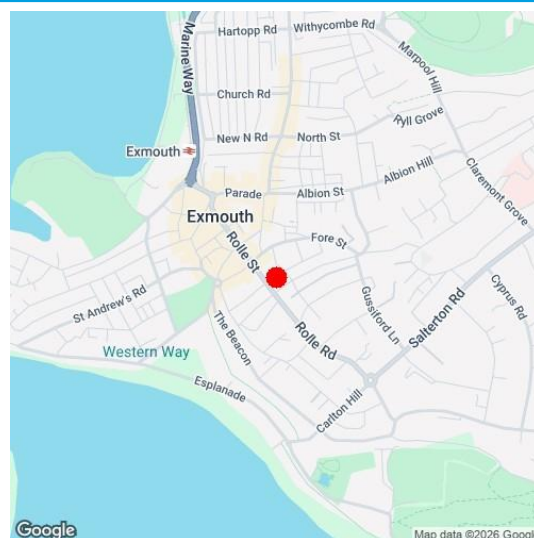
EXMOUTH TOWN CENTRE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
 Made with Metropix 6/2026

Directions

On Foot - from our prominent Town Centre office, turn left into Rolle Street and take the next left into Little Bicton Place. The property will be found on the left hand side, behind the gated access.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B			
(69-80) C			68
(55-68) D			
(39-54) E			35
(21-38) F			
(1-20) G			1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Viewing Strictly By Appointment Only - Contact The Links Team Via:
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.