



## COATES (I & II)

### 4 bedroom terrace town house

A sumptuous four bedroom home over three floors. Georgian proportions and contemporary living accommodation, featuring a kitchen dining room and spacious first floor drawing room.

COATES I: PLOT: 38, 39, 42, 43, 61, 62, 63, 65, 66, 67

COATES II: PLOT: 40, 41, 44, 143

House area: 188m<sup>2</sup> / 2,023ft<sup>2</sup>

Living/Dining: 6.17 x 5.50m / 20'2" x 18'6"

WC: 2.22 x 1.82m / 7'1" x 3'3"

Utility: 2.22 x 1.82m / 7'3" x 7'1"

Study: 24.47 x 3.397m / 10'11" x 8'1"

Drawing Room: 5.18 x 5.58m / 18'6" x 16'11"

Master Bedroom: 3.91 x 3.39m / 12'3" x 12'9"

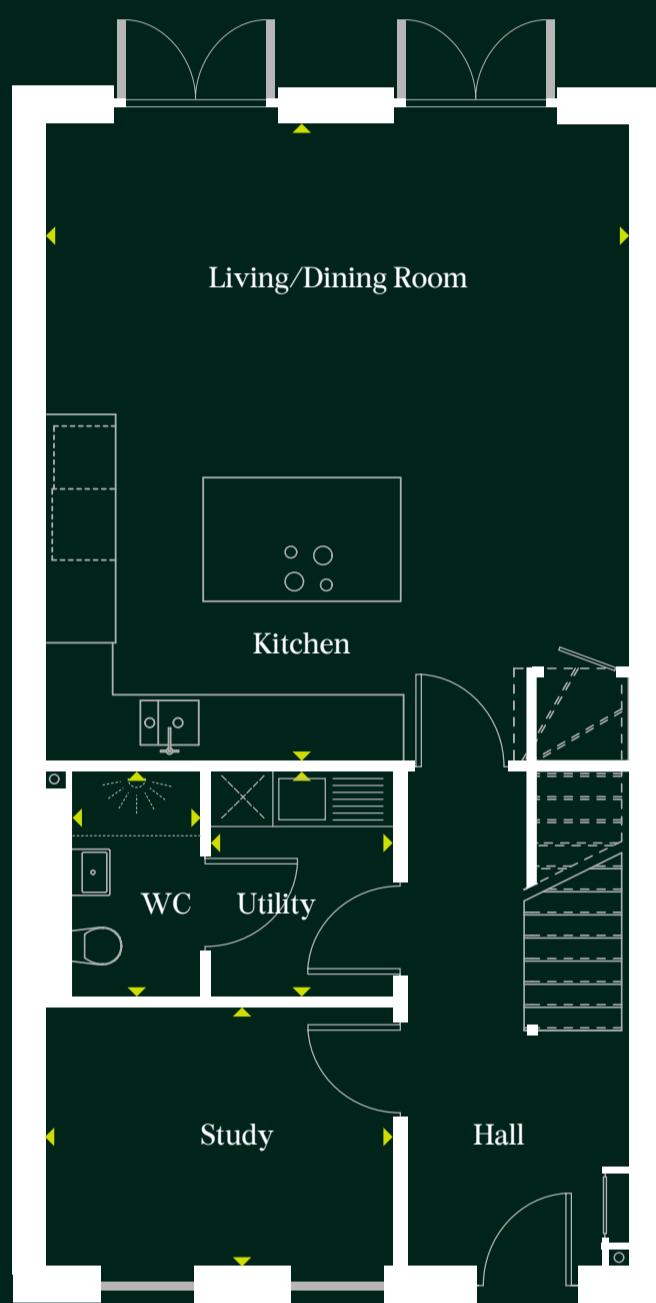
En-suite: 1.76 x 2.7m / 7'x10" x 5'8"

Bedroom 2: 3.45 x 3.38m / 11'4" x 10'11"

En-suite: 2.33 x 2.16 / 7'3" x 7'2"

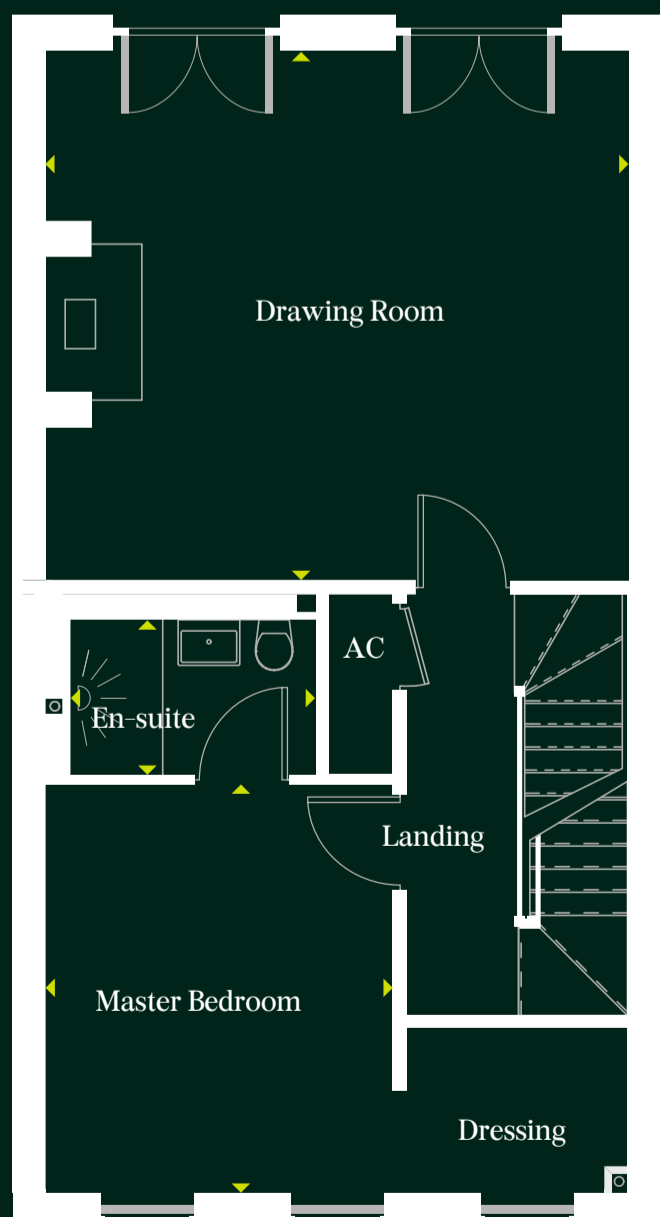
Bedroom 3: 5.4 x 2.74m / 16'11" x 9'1"

Bedroom 4: 4.18 x 2.74m / 13'8" x 8'9"



Ground Floor

Optional shower in WC



First Floor



Second Floor

For more information, contact the Marketing Pavilion:  
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