



Buy To Let Investment

8 Burrough Fields | Exeter | EX5 7AN

CHECK OUT this Modern Coach House, Detached with its own PRIVATE GARDEN. A single Garage is included in the sale. 2 Bedrooms, Open Plan Live/Eat, with Lounge Area & Kitchen and a Bathroom. Located just a short walk from the Train Station, adjacent to the Country Park in a cul de sac. RENTAL INVESTMENT.



thoroughly good property agents



PROPERTY TYPE

Detached Coach House



SIZE

689 sq ft



LOCATION



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

79 (C)



COUNCIL TAX BAND

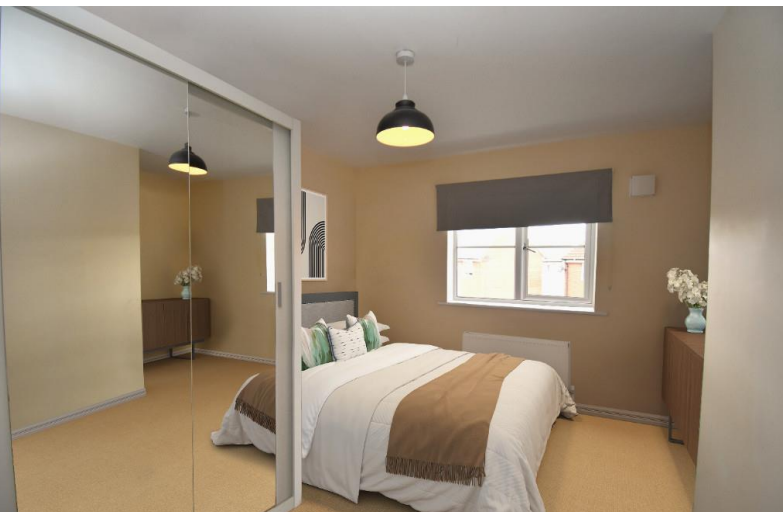
B



in a nutshell...

- Currently tenanted on AST
- Detached Coach House
- Private Garden
- Garage & Parking
- Open Plan Living & Kitchen
- 2 Bedrooms
- Central Location to Schools & Shops
- Can be sold vacant possession
- Some images of illustration purposes





the details...

CHECK OUT this DETACHED Coach House, Freehold. NO CHAIN

Set in a cul de sac just a short distance away from the Younghayes Centre, Shops, School, bus stop, Traini Station & Country Park.

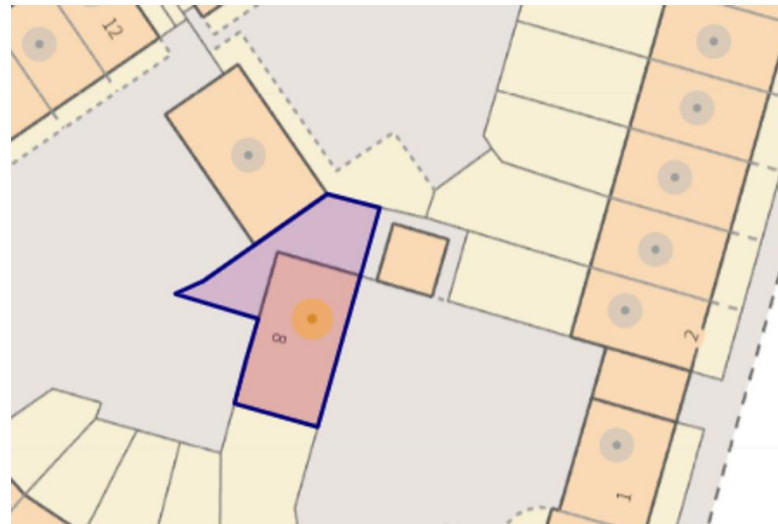
There are 2 Bedrooms, an open plan Live/Eat space with modern Kitchen area and plenty of natural light and space for sofa. There is also a Bathroom and large storage cupboard.

The added benefit of this Coach House is its own private Garden to the side, There is also a Garage and allocated Parking.

Agents Note

The other two Garages are given to other properties on a Leasehold basis. The Coach House retains the Freehold and is liable for the Building Insurance Policy for the whole.

Tenure: Freehold
Council Tax Band B



The location...

The popular new town known as Cranbrook is located on the outskirts of the historic city of Exeter, East Devon. Cranbrook has excellent commuting links with Exeter Airport and the M5 Motorway is only a short drive away. Cranbrook also has the benefit of its own railway station just a 10 minute walk away connecting to the city centre and London.

As Cranbrook grows so do the facilities, already having a thriving community with the Younghayes centre at its heart.

There are local shops along with a doctor's surgery, pharmacy and a highly regarded primary school & secondary education campus. There is also a new developing Town Centre and Supermarket.

Shopping

Co-op & Post Office
Supermarket TBC
Honiton Town
Exeter City

Relaxing

Beach: Exmouth & Sidmouth
Park & Swings: Hayes Square & Badger Way

Travel

Bus stop: Younghayes Road
Train station: Cranbrook
Main travel link: M5 & A30
Airport: Exeter

Schools

St Martins Primary School:
Cranbrook Education Campus:

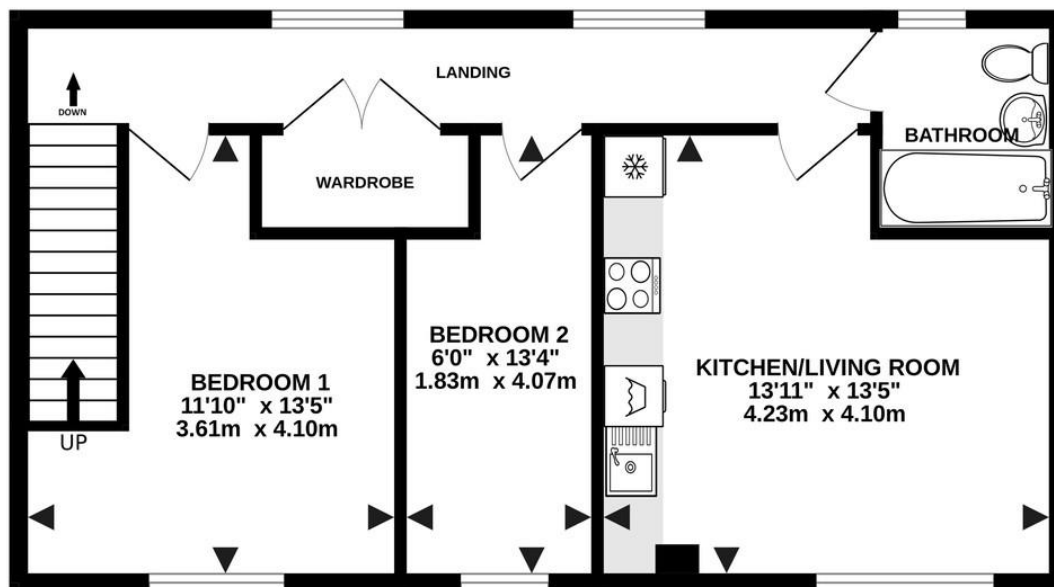
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The floorplan...

1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 689sq.ft. (64.0 sq.m.) approx.

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.

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