



Detached Coach House

CHECK OUT this Semi-detached Coach House, ideally located central Cranbrook, close to Country Park, Town Centre, Shops, Schools, Amenities & transport. Large Open Plan Live/Eat space, modern Kitchen Area, 2 Double Bedrooms & Bathroom. Off Road Parking, Car Port. Great First Time Buy or Rental Investment

25 Long Culvering | Exeter | EX5 7ES

complete.

thoroughly good property agents



PROPERTY TYPE
Coach House



SIZE
730 sq ft



LOCATION
Town



AGE
Modern



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
District Heating System



PARKING
Off Road Parking, Carport



OUTSIDE SPACE



EPC RATING
81B



COUNCIL TAX BAND
B



in a nutshell...

- 2 Double Bedrooms
- Large Open Plan Live/Eat space
- Modern Kitchen Area
- Bathroom
- Car Port Off Road Parking
- IDEAL First Home
- Buy to Let Opportunity
- Close to Country Park, Bus & Rail Station
- Close to local Schools, Shops & Amenities





the details...

CHECK OUT this well presented spacious Detached Coach House in Cranbrook. Located just a short walk from the Country Park, Bus Route, Train Station, new Town Centre, Shops, Schools & Amenities.

Ideally suited for First Time Homeowners or a Buy To Let Investment, the property has Off Road Parking via a Car Port underneath.

The Entrance door leads directly to the stairs leading to the first-floor landing area. Here you will find the main Open Plan Live Eat area. A spacious room with windows overlooking the front giving plenty of natural light. There is a modern Kitchen space, plenty of cupboards, work surfaces, electric oven, hob & cooker hood. Space and plumbing for a washing machine & fridge freezer. There is also a skylight giving extra natural light.

Furthermore there are two Double Bedrooms and a Bathroom, with Shower over the Bath, W.C & Sink.

This a great space on an affordable budget for a 2 Bedroom Property.

Well worth a look!

Tenure: Freehold
Council Tax Band B



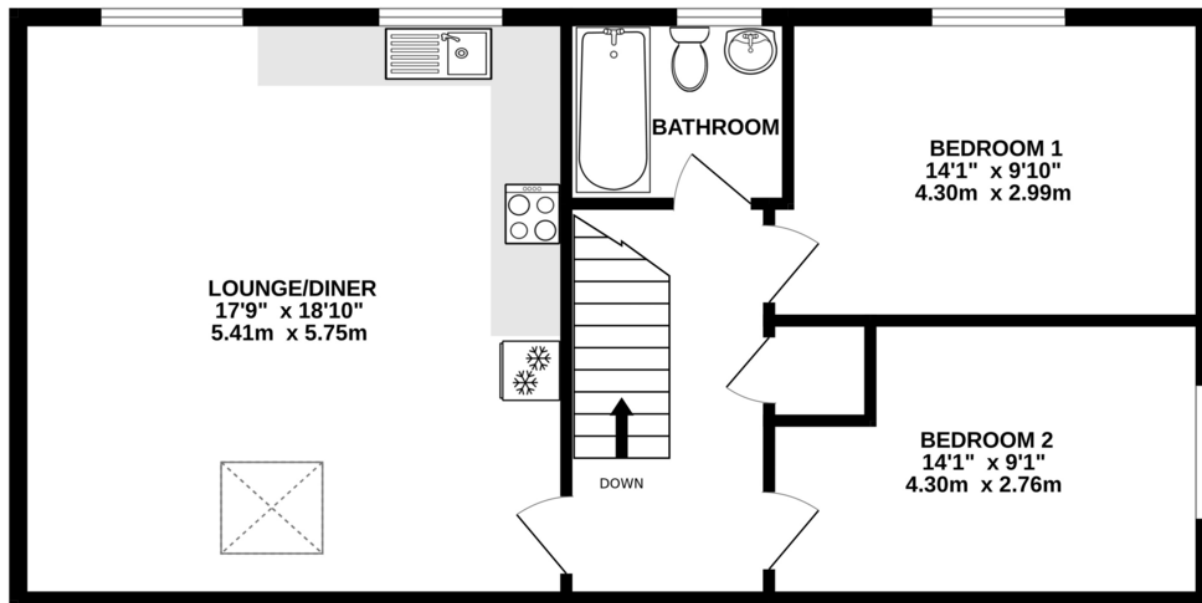
what the owner loves most...

It's right next to the Country Park and only a 5 minute walk from the Town Centre!



the floorplan...

GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.3 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.
Made with Metropix ©2024

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.

the location...

The popular new town known as Cranbrook is located on the outskirts of the historic city of Exeter. 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. 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 highly regarded primary and secondary schools. Arriving soon a new town centre, shops and Morrisons supermarket.

Shopping

Late night pint of milk: Co-op (0.1miles)

Town centre (1 miles)

Supermarket: Sainsbury's (4 miles)

Relaxing

Beach: Exmouth (16 miles)

Park: Country Park (0.5miles)

Travel

Bus stop: Younghayes Road

Train station: Cranbrook (0.5 miles)

Main travel link: M5

Airport: Exeter (2.3 miles)

Schools

St Martins Primary School (0.2 miles)

Cranbrook Education Campus (1.1 miles)

Please check Google maps for exact distances and travel times. [Property postcode: EX5 7ES](#)



Need a more complete picture? Get in touch with your local branch...

Tel [01392 422500](tel:01392422500)
Email exeter@completeproperty.co.uk
Web completeproperty.co.uk

Complete
141 Younghayes Rd
Cranbrook
EX5 7DR

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.