

#### **Detached Coach House**

CHECK OUT this Modern Detached Coach House with a spacious open plan living space, two double bedrooms a garage and private garden. Conveniently located a short walk from the shops, schools and amenities, in the new town of Cranbrook.











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Modern





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#### in a nutshell...

- Two Double Bedrooms & Built in Wardrobe
- Generous Open Plan Living Space
- Fully Integrated Kitchen
- Bathroom
- Garage and Ample Off Road Parking
- Private Garden
- Freehold
- Ideal First Home or Investment
- Easy access to M5, A30 and Exeter







#### the details...

CHECK OUT this fabulous detached coach house, featuring two spacious double bedrooms, garage and private garden. Ideally situated in the heart of Cranbrook, it's just a short stroll from local shops, schools, and amenities. It comes with ample parking out the front of the property.

Inside, the property is beautifully presented with stylish décor throughout. It feels warm and welcoming, enhanced by efficient community central heating

An entrance hall is found on the ground floor with plenty of space to store shoes and coats and stair rise to First Floor. Upstairs, a spacious open-plan living area enjoys an abundance of natural light from dual-aspect windows and a skylight. The modern kitchen is neatly positioned in one corner and features a generous worktop and cupboard space, an electric oven, ceramic hob, extractor fan, fridge/freezer, dishwasher and washing machine.

Completing the accommodation is two generous double bedrooms and a contemporary bathroom fitted with a tiled bath with shower over, WC and wash basin. The master bedroom also benefits with a built-in wardrobe.

Beneath the property, accessed via an up-and-over door, the single garage is equipped with lighting and power and includes a useful storage cupboard beneath the stairs. To the side of the property, you will find a enclosed garden mostly laid to lawn.

Tenure - Freehold Council Tax Band B



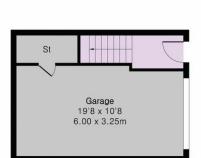


#### the floorplan...

## Approximate Gross Internal Area 747 sq ft - 69 sq m (Excluding Garage)

Ground Floor Area 44 sq ft - 4 sq m First Floor Area 703 sq ft - 65 sq m Garage Area 232 sq ft - 22 sq m









First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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### bear in mind...

This property has a great location based on local amenities such as bus stops, train station and the local town centre.





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

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