



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.

50 Horsewell Road | Exeter | EX5 7IR





PROPERTY TYPE
Coach House



SIZE
747 sq ft



LOCATION
Town



AGE
Modern



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
EON District Heating
System



PARKING
Garage, Off Road Parking



OUTSIDE SPACE
Garden



EPC RATING
84 B



COUNCIL TAX BAND
B



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 an 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



Ground Floor

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.

complete.

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.



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...

Tel 01392 422500
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.