



Coach House

CHECK OUT this Modern Detached Coach House featuring an open plan living space, two bedrooms, a garage and off-road parking. Conveniently located a short walk from the shops, schools and amenities, in the new town of Cranbrook.

2 Barn Orchard | Exeter | EX5 7AD





PROPERTY TYPE

Detached Coach House



SIZE

644 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE



EPC RATING

TBC



COUNCIL TAX BAND

B



in a nutshell...

- Two Bedrooms
- Open Plan Living Space
- Fully Integrated Kitchen
- Bathroom
- Bathroom
- FREEHOLD
- Ideal First Home or Investment
- Easy access to M5, Exeter & A30
- Excellent Transport Links





the details...

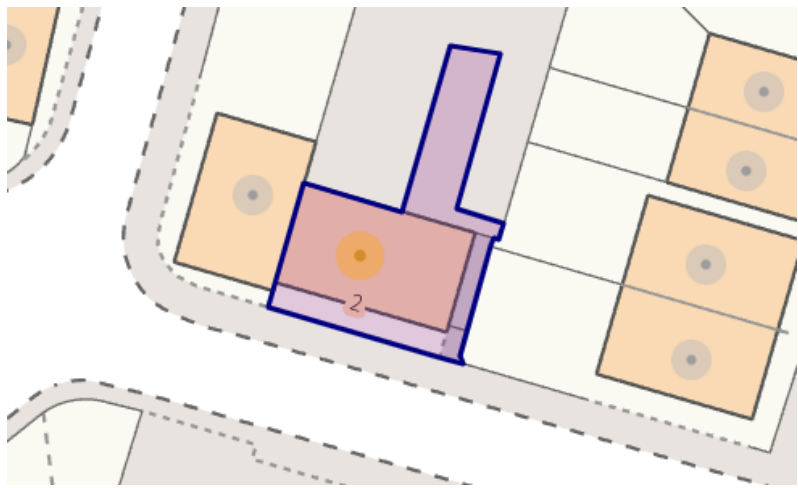
The front door opens into a generous Entrance Hall, offering ample space for storing shoes and coats. From here, stairs rise to the main accommodation, which comprises an open-plan living space, two bedrooms, and a modern bathroom.

The open-plan living area features practical wood-effect vinyl flooring to the kitchen area and soft carpeting to the lounge, creating a comfortable and functional layout. The contemporary kitchen is neatly arranged to one side of the room and includes an electric oven, ceramic hob, extractor fan, fridge/freezer, dishwasher, and washing machine.

Completing the accommodation are two well-appointed bedrooms and a bathroom. The bathroom includes a bath with shower over, WC, wash basin and practical vinyl flooring. The master bedroom is a generous double, while the second bedroom provides an ideal single room, home office or nursery

Beneath the property, accessed via an up-and-over door, the single garage is equipped with lighting, power and water and includes a useful storage cupboard beneath the stairs.

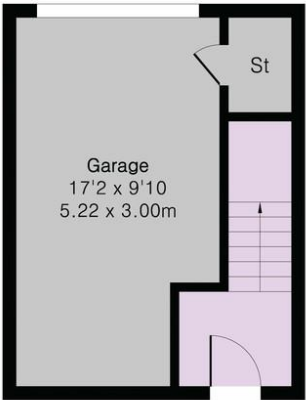
AGENTS - The vendor has informed us that See the Light is the sole available internet provider for this property.



the floorplan...

**Approximate Gross Internal Area 644 sq ft - 60 sq m
(Excluding Garage)**

Ground Floor Area 50 sq ft – 5 sq m
First Floor Area 594 sq ft – 55 sq m
Garage Area 180 sq ft – 17 sq m



Ground Floor



First Floor



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