



## 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

**complete.**  
thoroughly good property agents

**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.



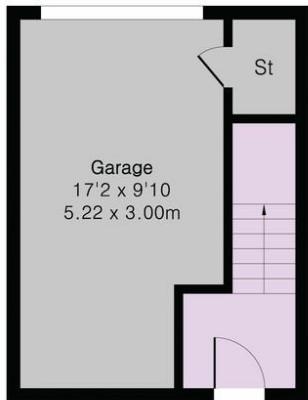
the floorplan...

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

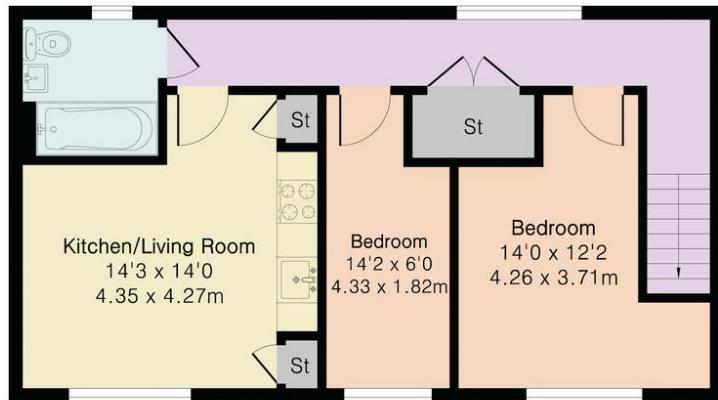
Ground Floor Area 50 sq ft - 5 sq m

First Floor Area 594 sq ft - 55 sq m

Garage Area 180 sq ft - 17 sq m



Ground Floor



First Floor



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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