



naomi j ryan  
estate agents



Coachhouse



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Eon



Parking: Garage



Garden: n/a



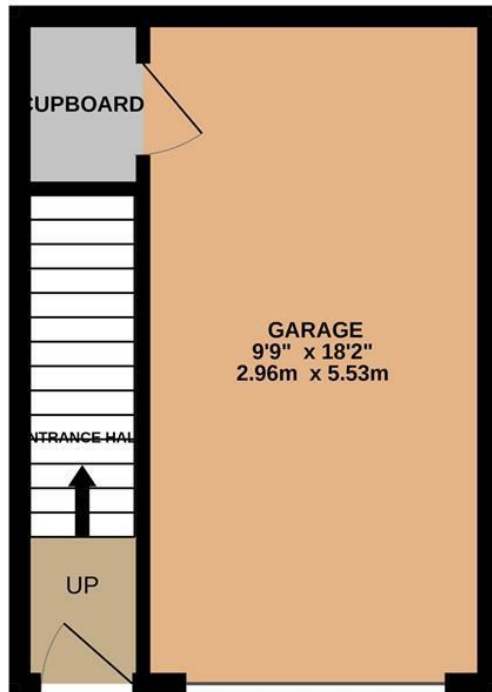
Council Tax Band: B

£995

Alford Pasture,  
Cranbrook, Exeter, EX5 7EB

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR



FIRST FLOOR



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.  
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## SUMMARY

We are delighted to offer for Let this light and spacious two double bedroom detached coach house situated within the modern and popular residential area of Cranbrook.

Cranbrook is located approximately 7 miles East of Exeter and offers convenient access to transport links into the city as well as the surrounding major road network. Within Cranbrook itself are a range of amenities which include well regarded primary and secondary schools, a Public House and a parade of shops.

The well presented accommodation comprises; entrance hall with stairs up to the first floor with open plan living/dining room with modern fitted kitchen, two double bedrooms and bathroom.

The property has double glazing and district heating.

There is a single garage with up and over door and power, light and water to the garage.

As the property does not offer any outside space we are unable to consider pets or children. Would suit a professional person or couple.

Available from 29th June 2024 subject to satisfactory referencing.



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## THINKING OF LETTING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[lettings@naomijryan.co.uk](mailto:lettings@naomijryan.co.uk)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		80	80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**BRITISH  
PROPERTY  
AWARDS**

2022



**GOLD WINNER**

ESTATE AGENT  
IN EXETER



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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