

naomi j ryan  
estate agents



Coachhouse



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Heating: Eon Heat



Parking: Garage



Garden: N/A



Council Tax Band: B

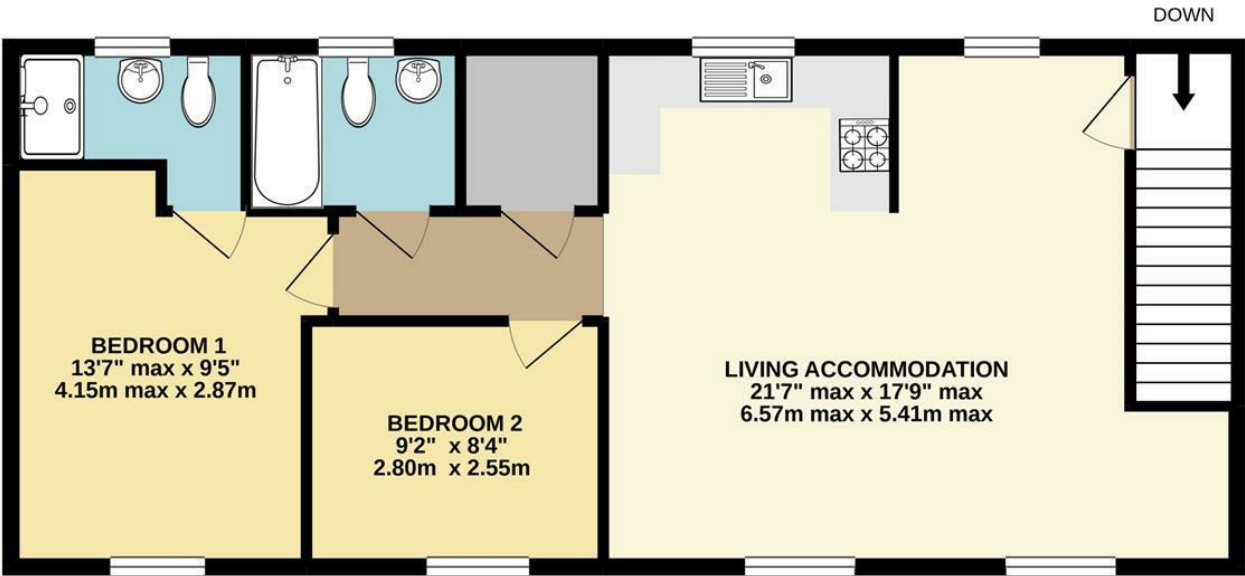
£975

Southbrook Meadow,

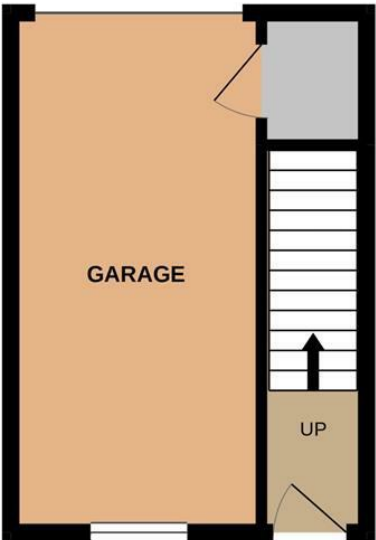
Cranbrook, Exeter, EX5 7DW

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

1ST FLOOR



ENTRANCE 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 spacious and well presented two double bedroom coach house on the outskirts of Cranbrook, close to Whimble and Rockbeare and approximately 8 miles from the centre of Exeter.

Offering convenient access to local amenities including Cranbrook Education Campus and Cranbrook Train Station; with a regular service into Exeter City Centre, it is also walking distance to the well regarded and award winning Jack In The Green restaurant.

The accommodation is light and spacious throughout comprising in brief of an entrance hall with stairs rising to the first floor, an open plan living area with modern fitted high gloss kitchen, two bedrooms with master ensuite shower room and family bathroom.

Outside the property enjoys the use of a single garage with power and lighting and an additional parking space - please note the parking is not suitable for long wheel base vehicles or work vans.

Apologies, we are unable to consider pets at this property. Sorry no smokers.

Council Tax Band B

EPC Rating D

Available End of May 2025

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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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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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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