



## Semi-Detached Coach House

CHECK OUT this Modern Semi-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...

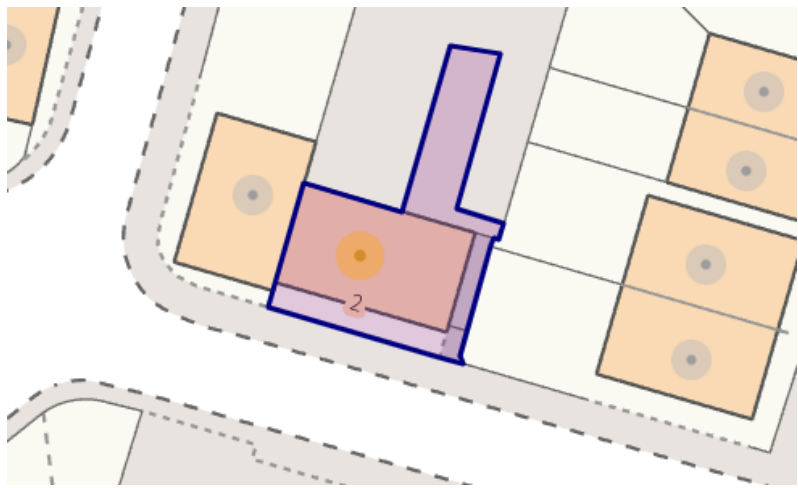
The front door opens into a generous Entrance Hall, offering ample space for storing shoes and coats. From here, stairs rise to the main accommodation, which comprises an open-plan living space, two bedrooms, and a modern bathroom.

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.

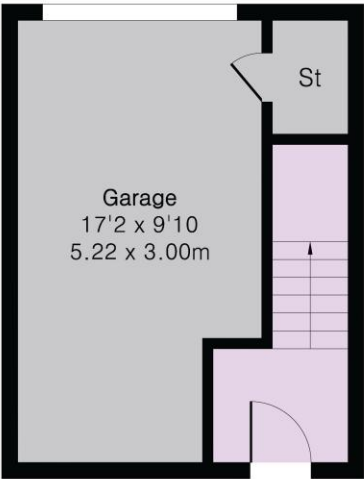


**Approximate Gross Internal Area 644 sq ft - 60 sq m  
(Excluding Garage)**

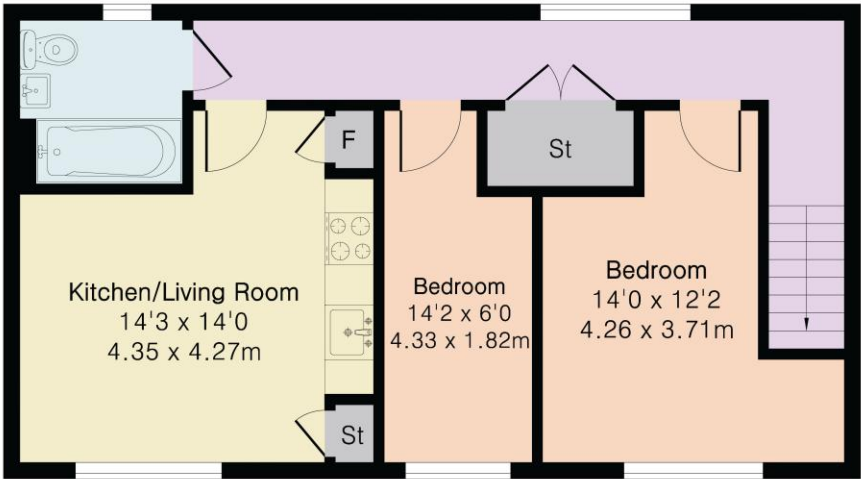
Ground Floor Area 50 sq ft – 5 sq m

First Floor Area 594 sq ft – 55 sq m

Garage Area 180 sq ft – 17 sq m



Ground Floor



First Floor

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.

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