



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

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.



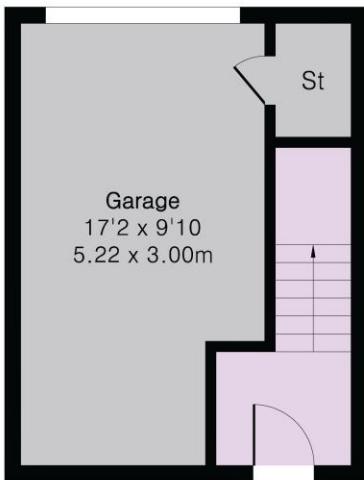
the floorplan...

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

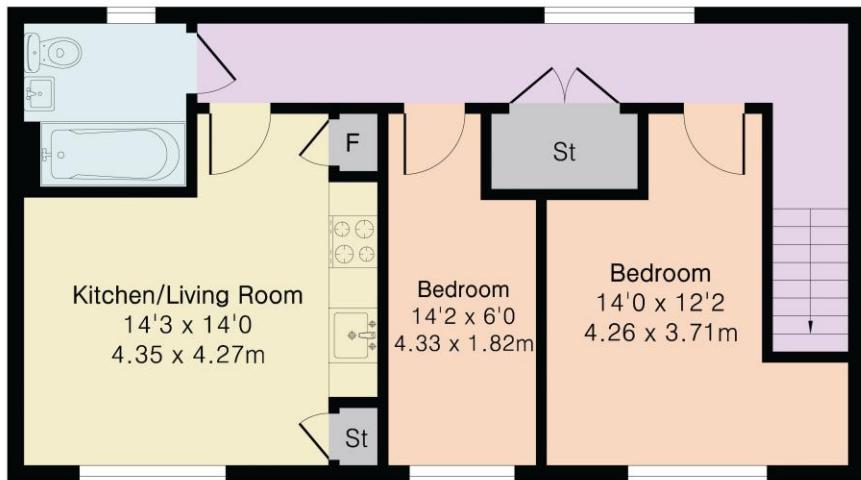
Ground Floor Area 50 sq ft – 5 sq m

First Floor Area 594 sq ft – 55 sq m

Garage Area 180 sq ft – 17 sq m



Ground Floor



First Floor

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