

naomi j ryan
estate agents



Detached
Coachhouse



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Gas Central Heating



Garage & Space in
Front



Enclosed Garden to
Side



Council Tax Band: B

£325,000 Freehold



Cheffers Mews,

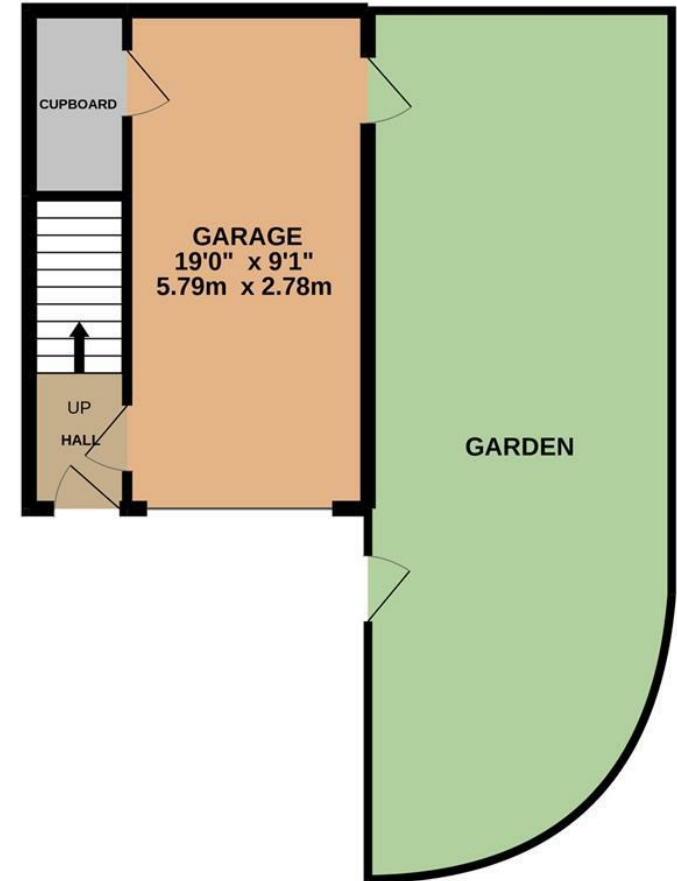
Seabrook Orchards, Exeter, EX2 7RN

www.naomijryan.co.uk

1ST FLOOR



GROUND 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

A superbly appointed detached coachhouse with an enclosed garden and garage. Occupying an excellent location, the property is within easy reach of the centres of both Topsham and Exeter.

Offering light and spacious accommodation throughout, the property comprises entrance hall with stairs up to the first floor, spacious living/dining room which is open plan with the modern fitted kitchen. The kitchen has integrated appliances including a fridge/freezer, washing machine, dishwasher, electric oven, and hob. Two double bedrooms, ensuite shower room, bathroom, gas central heating, and double glazing. A door from the entrance hall provides access to the garage which has both power and light. From the garage, access is available to the garden.

The garden is designed to be low maintenance with a paved patio area and pathway, surrounded by decorative stone chippings. There is an outside water tap and a gate providing access to the parking area. In front of the single garage is further space for one vehicle.

Viewing is highly recommended of this beautifully presented coachhouse and a 360 Virtual Tour is available to view online.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents. Please remember to bring hand sanitiser to use and a face covering to wear during your viewing.

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



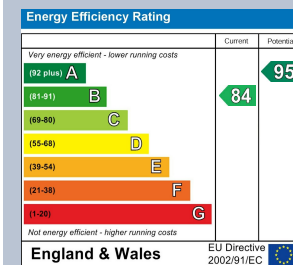
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THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk



BRITISH
PROPERTY
AWARDS

2021



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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