



naomi j ryan  
estate agents



Coachhouse



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Single Garage &  
Parking 2 Vehicles



Garden: None



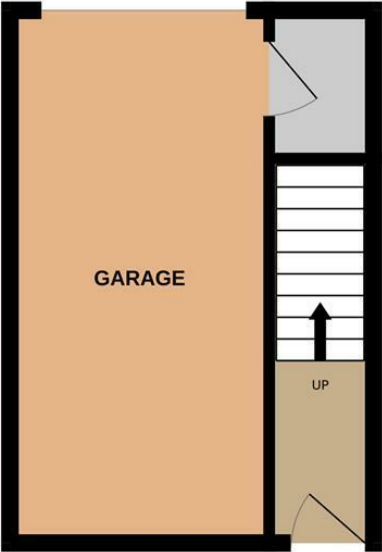
Council Tax Band: B

£240,000 Freehold

6 Crown Way,  
Kings Heath, Exeter, EX2 7QR

[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

A well-presented two-bedroom coach house in the popular residential area of Kings Heath offered to the market for sale with no onward chain.

The property offers excellent access to a variety of local amenities including Digby & Sowton Train Station and the well-regarded Clyst Heath Nursery & Community Primary School as well as the major road networks surrounding the city.

The accommodation comprises entrance hall with stairs up to the first-floor landing, a spacious and dual aspect living/dining room, modern fitted kitchen, two double bedrooms, and a bathroom. The property has gas central heating, uPVC double glazing and partially boarded loft space. To the rear of the property is a single garage and off-street parking for a vehicle. The garage has an up-and-over door, a deep built-in storage cupboard, electric light and power, and an outdoor tap.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

### MATERIAL INFORMATION

Construction notes: TBC

Heating: Gas Central Heating

Utilities: TBC

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

### 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.

### LETTINGS POTENTIAL

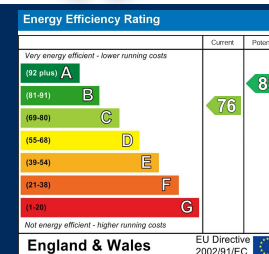
Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,100 per calendar month, providing a gross rental yield of 5.5%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.





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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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