



Detached Home

2 Bedroom Detached Coach House in Cranbrook with Off-Road Parking and a sizeable garage. This 2 bedroom Coach House is well worth a look for first time-buyers or as an investment purchase. There are 2 great sized double bedrooms, a family bathroom and an open plan living area with built-in appliances.

4 Great Orchard | Exeter | EX5 7GD





PROPERTY TYPE
Coach House



SIZE
613 sq ft



LOCATION
Cranbrook



AGE
Modern



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
EON District Heating
System



PARKING
Garage, Off Road Parking



OUTSIDE SPACE
N/A



EPC RATING
82 B



COUNCIL TAX BAND
B



in a nutshell...

- 2 Bedroom Property
- Garage
- Off Road Parking
- Open Plan Living
- Attractive Location
- Access to M5 and A30
- Ideal First Home
- Local Town Centre & Supermarket
- Excellent Transport Links





the details...

A bright and generously proportioned two-bedroom coach house, ideally situated in a highly desirable location.

Upon entering, you are welcomed by a neatly carpeted entrance landing, offering space for coats and footwear, with stairs rising directly ahead to the main accommodation. At the top, a central hallway provides access throughout the property.

To the left, you will find the principal living space, which combines a contemporary kitchen and a spacious lounge area. The kitchen is fitted with integrated appliances, including a fridge freezer, dishwasher, and washing machine. The adjoining living area is well-lit and features durable hard flooring, creating a practical yet stylish environment that is easy to maintain.

Returning to the hallway, the second bedroom is positioned immediately on the right. This is a well-proportioned room, comfortably accommodating a double bed along with additional furnishings, and is finished with carpeting for added comfort.

Further along the hallway, to the right of the staircase, is the principal bedroom. This inviting space includes a double bed, two wardrobes, and soft carpeting underfoot. A large window allows an abundance of natural light to fill the room, enhancing the sense of space.

The property also boasts a sizeable family bathroom, fitted with a bath and overhead shower, WC, hand basin, and a heated towel rail. The room is neatly presented with clean white tiling throughout.

Externally, the property benefits from an allocated parking space to the front, as well as private use of a garage complete with power and lighting. The garage also provides additional storage via a convenient understairs cupboard.

Tenure: Freehold
Council Tax Band: B



what the owner loves most...

Our property benefits from a garage which has been very important for allowing us to have extra storage and for parking the car.



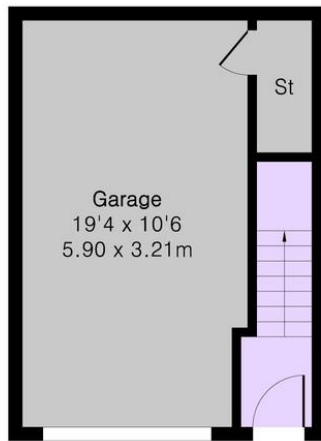
the floorplan...

Approximate Gross Internal Area 737 sq ft - 68 sq m (Excluding Garage)

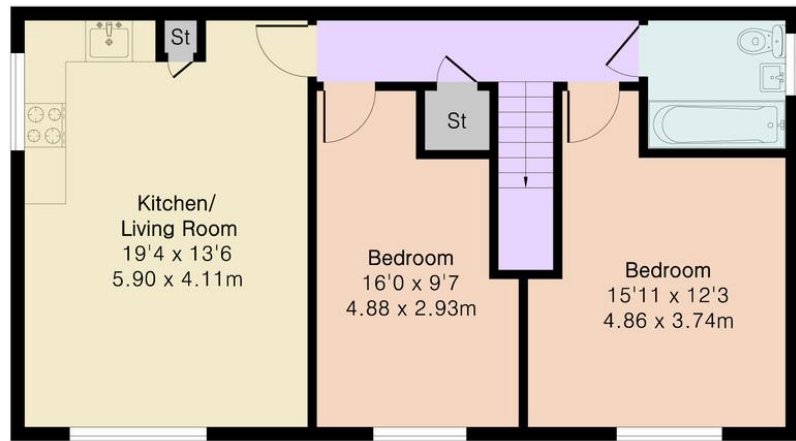
Ground Floor Area 36 sq ft – 3 sq m

First Floor Area 701 sq ft – 65 sq m

Garage Area 223 sq ft – 21 sq m



Ground Floor



First Floor



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complete.

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bear in mind...

The property does come with a garage and off street parking but no garden area





Need a more complete picture? Get in touch with your local branch...

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