



48 Horsewell Road | Exeter | EX5 7JB

A fantastic two-bedroom coach house in the popular Cranbrook development, offering stylish and practical living accommodation with the added benefit of a private garden, garage and off-street parking. Ideal for first-time buyers, couples or investors, this well-equipped home combines modern living with excellent outdoor and parking facilities.





PROPERTY TYPE
Coach House



SIZE
713 sq ft



LOCATION
Cranbrook



AGE
Modern



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
District heating



PARKING
Garage, Off Road Parking



OUTSIDE SPACE
Garden, garage and off-street parking



EPC RATING
TBC



COUNCIL TAX BAND



in a nutshell...

- Two-bedroom coach house
- Private garden
- Single garage
- Off-street parking
- Ideal for first-time buyers
- Excellent investment opportunity
- Modern and practical living accommodation
- Popular Cranbrook location
- Low-maintenance outdoor space
- Excellent combination of home, garden and parking





the details...

A Well-Presented Two-Bedroom Detached Coach House with Garage & Parking

Situated within the popular and well-established town of Cranbrook, this attractive two-bedroom detached coach house offers modern and versatile accommodation, making it an excellent opportunity for first-time buyers, investors or those looking for a conveniently located home.

The property benefits from its detached coach house design, providing a greater sense of privacy and independence, alongside the significant advantage of a garage and allocated parking.

Internally, the accommodation is centred around a bright and spacious open-plan living and kitchen area, creating an ideal space for both everyday living and entertaining. The layout offers flexibility for lounge and dining furniture while the kitchen area provides a practical and sociable environment.

There are two well-proportioned bedrooms, offering comfortable accommodation and flexibility for use as guest rooms, children's bedrooms or a home office where required.

Externally, the property benefits from the highly desirable addition of a garage, providing excellent storage or secure parking, together with additional off-road parking.

Located on Horsewell Road, the property is conveniently positioned for access to Cranbrook's growing range of local amenities, including shops, schools, public transport links and the railway station. The location also offers excellent access towards Exeter, the M5 and A30.



what the owner loves most...

The open plan living space is brilliant for hosting and the skylights bring in natural light.

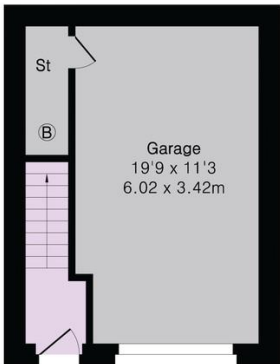


the floorplan...

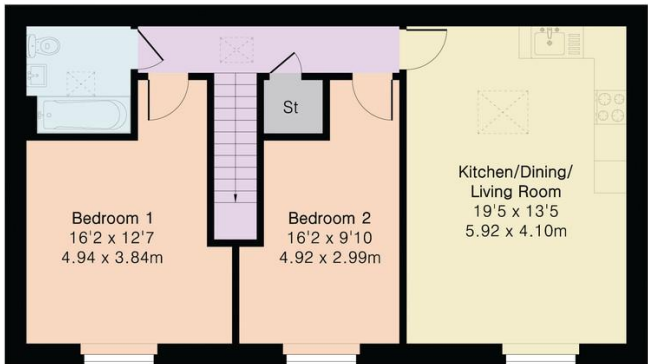
Approximate Gross Internal Area 990 sq ft - 92 sq m
(Including Garage)

Ground Floor Area 277 sq ft – 26 sq m

First Floor Area 713 sq ft – 66 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



bear in mind...

The property benefits from a garden and brilliant sized bedroom.





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

Tel 01392 422500
Email exeter@completeproperty.co.uk
Web completeproperty.co.uk

Complete
141 Younghayes Rd
Cranbrook
EX5 7DR

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.