



naomi j ryan
estate agents



Coachhouse



Bedrooms: 2



Bathrooms: 1



Receptions: 1



District Heating



Garage & Parking
Space



No Garden



Council Tax Band: B

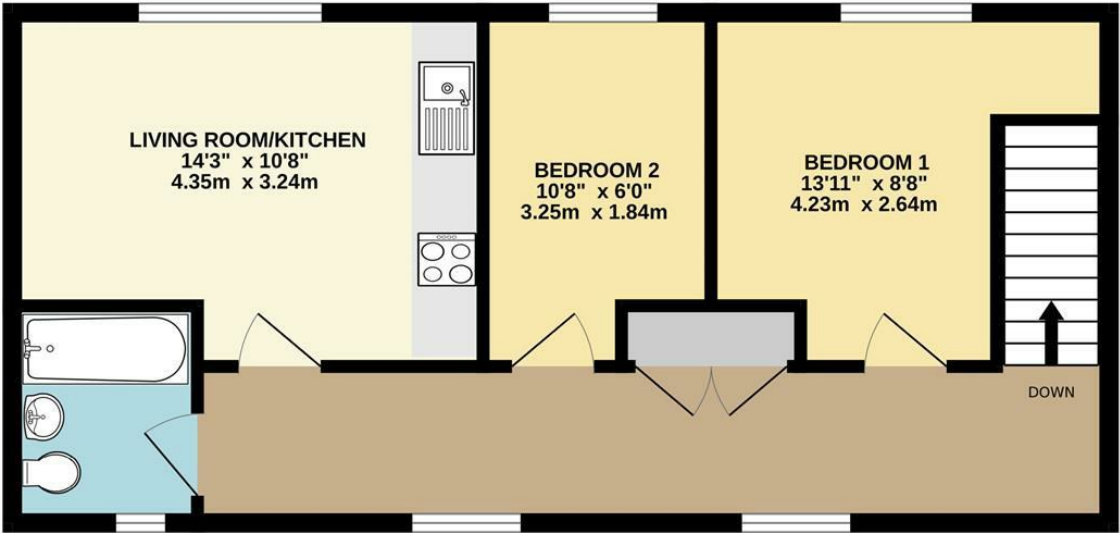
Guide Price £190,000-£200,000

127 Younghayes Road,

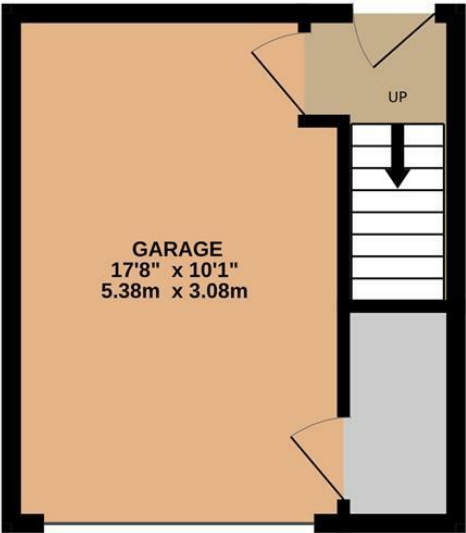
Cranbrook, Exeter, EX5 7DR

www.naomijryan.co.uk

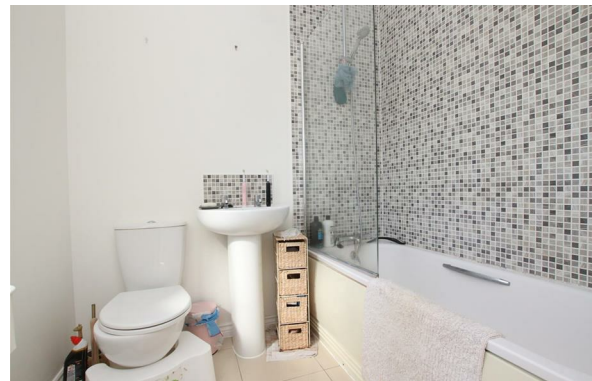
FIRST FLOOR



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

Guide Price £190,000-£200,000 A bright and spacious two-bedroom coach house set within the ever-popular and sought-after community of Cranbrook, offered to the market with no onward chain. This well-presented home enjoys generous first-floor accommodation, a garage and additional allocated parking space, excellent access to local amenities and transport links, and an attractive outlook over a communal green space to the front.

Cranbrook lies approximately five miles east of Exeter, providing convenient access to the city, major road networks, and a wide range of facilities including well-regarded primary and secondary schools, a public house, local shops, and a Morrisons supermarket. Cranbrook Train Station offers direct services to Exeter City Centre and London Waterloo, making it an ideal location for commuters.

The accommodation comprises an entrance hall with stairs rising to the first floor and a courtesy door into the garage, which benefits from power and lighting. The main living space features an open-plan living/dining room with a modern fitted kitchen, two double bedrooms, and a contemporary bathroom. A further feature of note is the excellent storage on offer; the garage includes a large walk-in cupboard, while the landing provides an additional generous fitted cupboard.

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

MATERIAL INFORMATION

Management Charge: The property benefits from access to a private rear parking area, maintained via an annual charge of approximately £150-£200 payable to Remus. The property has access to an allocated parking space within this private car park positioned directly in front of the garage.

Construction notes: Await Information

Heating: District Heating

Utilities: Connected to mains electric, water & drainage

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.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

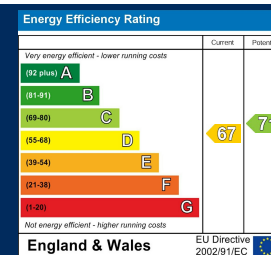
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the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





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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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