



Two-bedroom coach house

An attractive two-bedroom coach house offering well-planned and surprisingly spacious accommodation in the popular community of Cranbrook. With approximately 567 sq ft of internal living space, excluding the garage, the property provides an excellent combination of modern living accommodation, generous bedrooms and substantial storage.

39 Alford Pasture | Exeter | EX5 7EB





PROPERTY TYPE

Detached Coach House



SIZE

567 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Heating
System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Parking



EPC RATING

73 C



COUNCIL TAX BAND

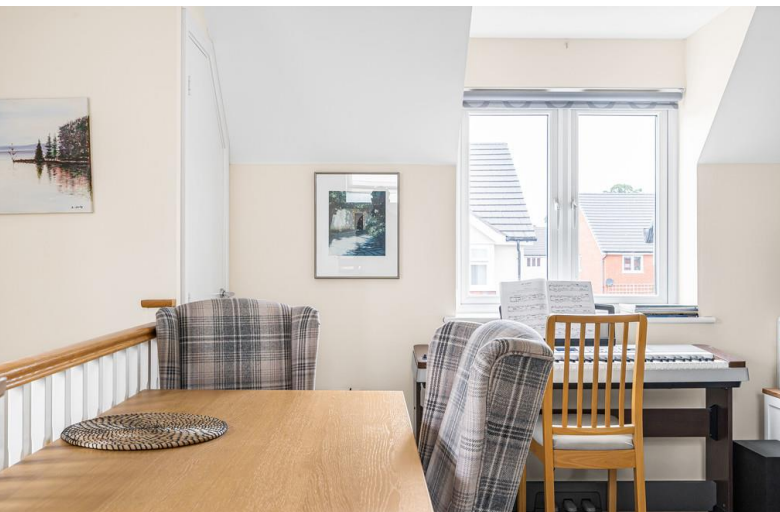
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in a nutshell...

- Approximately 567 sq ft / 53 sq m of accommodation
- Large 18'1
- Two well-proportioned bedrooms
- Principal bedroom measuring approximately 14'1
- Off-street parking
- Modern family bathroom
- Excellent additional storage
- Popular Cranbrook location
- Ideal for first-time buyers, couples, downsizers or investors





the details...

A well-presented two-bedroom detached coach house situated in a sought after area of Cranbrook, offering spacious open-plan living accommodation, two well-sized bedrooms, a family bathroom and excellent garage and parking provisions.

Occupying a desirable position within this popular and established part of Cranbrook, this attractive detached coach house provides an excellent opportunity for first-time buyers, couples, downsizers or investors alike. Cranbrook is a thriving and increasingly popular community, benefiting from a range of local amenities alongside excellent transport connections to Exeter and the surrounding area.

The property is approached via the entrance area, which provides a welcoming first impression and incorporates stairs rising to the main accommodation on the upper floor.

The heart of the home is the open-plan kitchen, living and dining area, creating a bright and sociable space ideal for both everyday living and entertaining. The open-plan layout allows the kitchen, dining and living areas to flow naturally together, making excellent use of the available space.

Alongside the bedrooms, completing the internal accommodation is a family bathroom, fitted with the usual suite and benefiting from a shower, providing a practical space for everyday use. The property also benefits from loft access, providing useful additional storage space.

One of the property's particular advantages is the garage and parking provision. The property owns one of the three garages, which benefits from electricity/lighting, providing secure parking or useful additional storage/workshop space. There are also two further garages associated with nearby properties which are leased out and currently used purely for storage. These two garages do not have an electricity supply. There is also parking directly in front of the property's own garage, adding further convenience. A fantastic opportunity to acquire a detached coach house in one of Cranbrook's sought-after areas, combining practical accommodation with excellent parking and garage facilities. An internal viewing is highly recommended to fully appreciate what this property has to offer.

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- Vendors: £25 + VAT per person
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what the owner loves most...

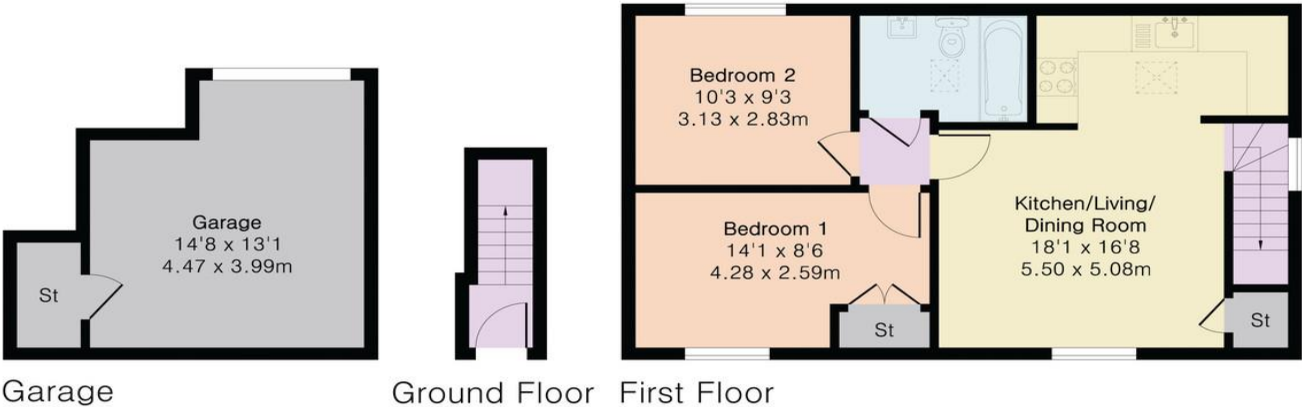
The skylights bring in a lot of natural lighting and the property itself feels spacious.



the floorplan...

**Approximate Gross Internal Area 567 sq ft - 53 sq m
(Excluding Garage)**

Garage Area 195 sq ft – 18 sq m



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.



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