



naomi j ryan
estate agents



Coachhouse



Bedrooms: 2



Bathrooms: 1



Receptions: 1



EON District Heating



Garage & Parking
Space



Area of Lawn



Council Tax Band: B

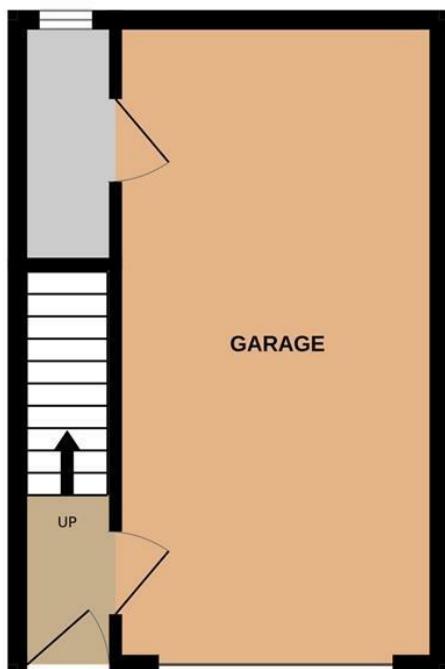
£245,000 Freehold



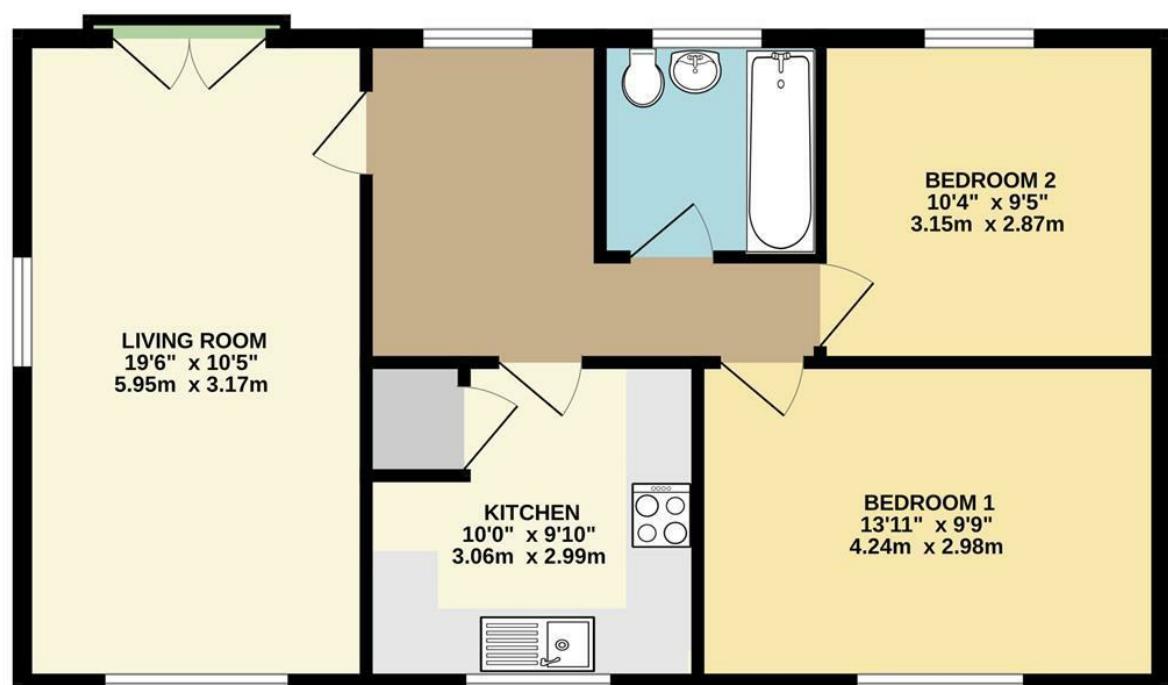
Murch Rise,
Tithebarn, Exeter, EX1 3UG

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.
Made with Metropix ©2023

SUMMARY

A modern and well presented two bedroom coach house situated within this popular development on the Eastern side of the city, offering excellent access to Sowton, The Met Office, well-regarded schools, and local transport links. This property will appeal to both owner occupiers and the investment fraternity

The accommodation is light and spacious throughout comprising in brief entrance hall with a courtesy door into the garage and stairs rising to the first floor, hallway, dual aspect living with room with Juliette Balcony, kitchen with wood effect wall and floor units, two double bedrooms and a bathroom. Outside the property enjoys the use of a parking space located immediately in front of the garage. The single garage offers power and lighting and an integral storage cupboard. An enclosed area laid to grass situated to the rear of the property also belongs to the coach house.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale. The property will appeal to both owner occupiers and the investment fraternity and early internal viewing is recommended.

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.

AGENTS NOTE

This property is currently occupied.



naomi j ryan
estate agents





THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk

