

naomi j ryan
estate agents

Coachhouse

Bedrooms: 2

Bathrooms: 1

Receptions: 1

District Heating

Garage & Parking Space

No Garden

Council Tax Band: B

Offers Over: £185,000 Freehold

127 Younghayes Road,

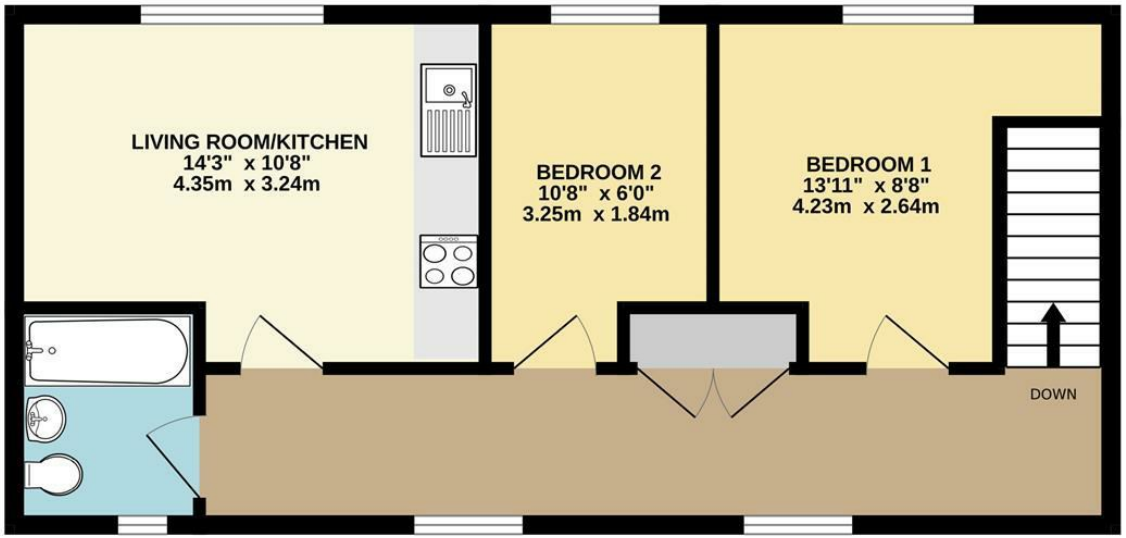
Cranbrook, Exeter, EX5 7DR

www.naomijryan.co.uk

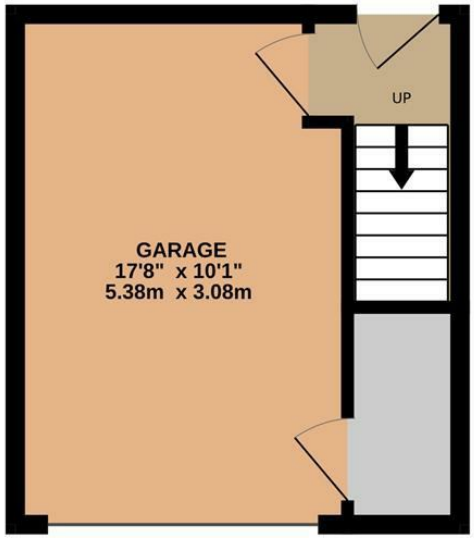
127 Younghayes Road, Cranbrook, Exeter, EX5 7DR

Offers Over: £185,000 Freehold

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.
Made with Metropix ©2026







SUMMARY

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 (with power and light) 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.

LETTINGS POTENTIAL

The property is currently let at £1,000 per calendar month, providing a gross rental yield of 6.48%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

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.







BRITISH PROPERTY AWARDS 2021 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2022 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

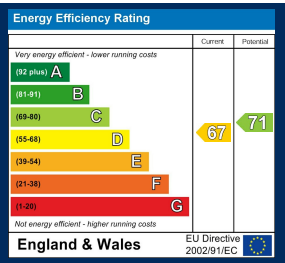
BRITISH PROPERTY AWARDS 2023 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2025 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

naomi j ryan
estate agents

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.



18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899