

naomi j ryan  
estate agents



Detached Coach  
House



Bedrooms: 2



Bathrooms: 1



Receptions: 1



EON District Heating



Garage & Parking  
Space



Garden: None



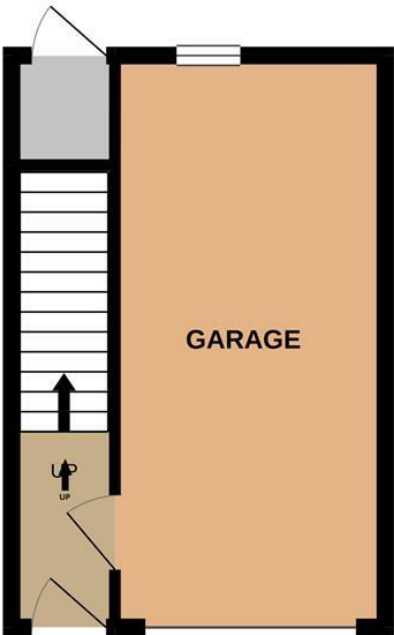
Council Tax Band: B

£200,000 Freehold

Beech Road,  
Cranbrook, Exeter, EX5 7FU

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR

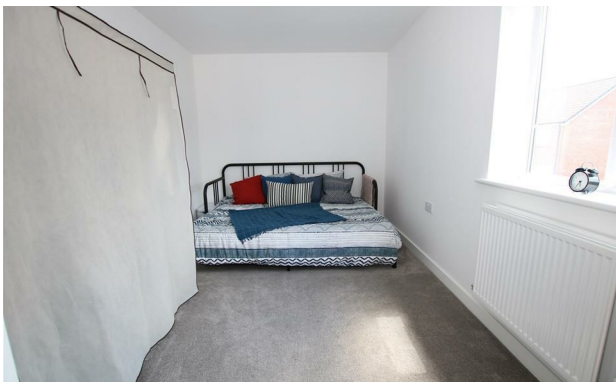


1ST FLOOR



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

A well presented two double bedroom detached coach house situated within the modern and popular residential area of Cranbrook.

Cranbrook is located approximately 5 miles East of Exeter and offers convenient access to transport links into the city as well as the surrounding major road network. Within Cranbrook itself are a range of amenities which include well regarded primary and secondary schools, a Public House and a parade of shops.

The accommodation is light and spacious throughout comprising in brief, entrance hall offering internal access to the garage and with stairs rising to the first floor, hallway, open plan living area with modern fitted kitchen, two double bedrooms and a modern bathroom. Outside the property enjoys the use of a single garage offering power and lighting, allocated parking space and a further internal store.

Naomi J Ryan Estate Agents are delighted to offer this property to the market for sale and highly recommend internal viewing to appreciate all it has to offer.

## 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £825-850 per calendar month, providing a gross rental yield of 5% - 5.1%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

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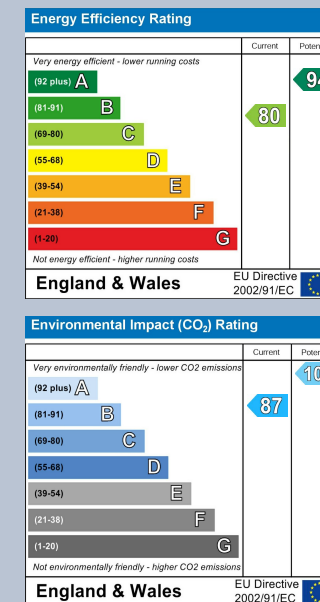






## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)



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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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