

naomi j ryan
estate agents



Detached
Coachhouse



Bathrooms: 1



EON District Heating



Enclosed Garden



Bedrooms: 2



Receptions: 1



Garage & Parking
Space



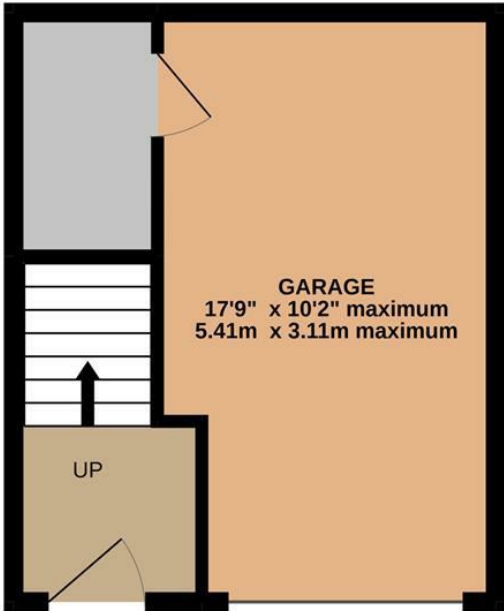
Council Tax Band: B

£190,000 Freehold

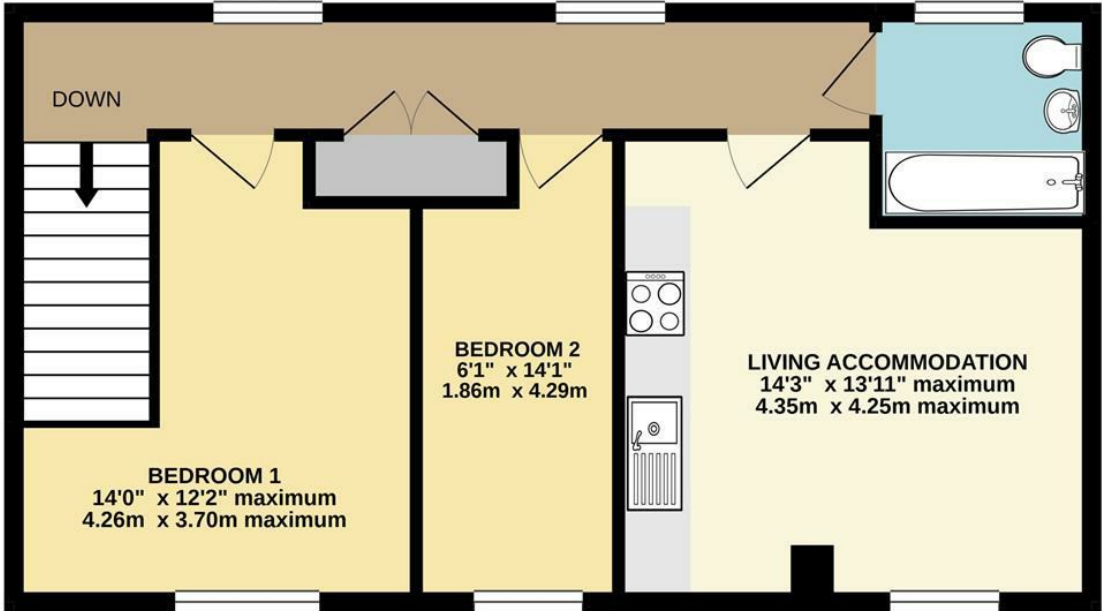
Barn Orchard,
Cranbrook, Exeter, EX5 7AD

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.
Made with Metropix ©2021



SUMMARY

A fantastic opportunity to acquire this modern and well presented detached coach house located within the sought after town of Cranbrook.

The accommodation is light and spacious throughout and comprises in brief, entrance hall with stairs rising to the first floor, open plan living area with modern fitted kitchen, two bedrooms and a bathroom. Outside there is a single garage with a parking space to the front of it and a private, fully enclosed garden offering a pleasant seating area.

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.

Naomi J Ryan Estate Agents are delighted to offer this property to the market for sale with no onward chain and highly recommend internal viewing.

360 VIRTUAL TOUR

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

VIEWING ARRANGEMENTS

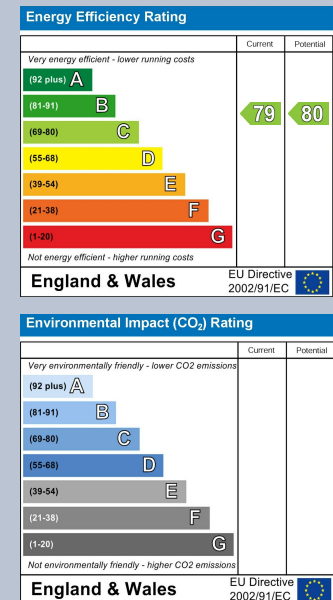
Strictly by appointment with Naomi J Ryan Estate Agents. Please remember to bring hand sanitiser to use and a face covering to wear during your viewing.





THINKING OF SELLING?

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



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