



£210,000 Guide Price

Crabtree Close, Cranbrook, Exeter

| 2 Bedrooms | 1 Bathroom

Landline:- 01392 469333



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# Step Inside

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## Key Features

- Modern Coach House
- Newly Fitted Kitchen, Bathroom and Flooring
- Open Plan Kitchen / Dining / Living Room
- Two Double Bedrooms
- Garage
- Allocated Parking
- Located In A Quiet No Through Road
- Popular Residential Area
- Easy access to M5 & Exeter
- Close Proximity to the Country Park

## Property Description

\* COACH HOUSE \* FREEHOLD \* TWO DOUBLE BEDROOMS \* GARAGE \* PARKING SPACE \* OPEN PLAN KITCHEN / DINING / LIVING ROOM \* LOCATED IN A QUIET NO THROUGH ROAD \* NEWLY FITTED KITCHEN, BATHROOM AND FLOORING \* READY TO MOVE IN \*

## Main Particulars

This superb coach house is in excellent condition and has been fully refurbished with brand new kitchen, bathroom and flooring throughout . A stylish two bedroom coach house, located in a quiet no through road. This property boasts a light and airy open plan living with modern fitted kitchen which is an ideal space for entertaining. There are two double bedrooms with a contemporary family bathroom. The property also benefits from a garage (with useful storage cupboard beneath the stairs) and parking space. The property is move in ready.

Located in the popular residential area of Cranbrook. Only a short distance from the new Town Centre and supermarket, local pub, primary and secondary schools, public transport & Country Park. Easy access to M5, Exeter City Centre and Exeter Airport with a local train station to London and Exeter.

Council Tax Band: B

Tenure: Freehold

### Access

The coach house has a garage with allocated parking. There is a canopy porch over the front door, outside lighting and a doorbell leading into the ground floor hallway.

### Hall

Spacious hallway with a circuit box, light, smoke alarm, radiator and newly fitted carpet. Stairway leading to the first floor...

### FIRST FLOOR:

Newly carpeted, smoke alarm, radiator and window to the rear aspect. Off the landing there is also a large storage cupboard which houses the district heating boiler. Doors leading to...

### **Master Bedroom**

Newly fitted carpet, uPVC window to the front aspect, radiator, very spacious double room, aerial point and loft hatch.

### **Bathroom**

uPVC window to the side aspect, low level W.C, pedestal wash basin, white paneled bath, fully tiled surround the bath, shower off the mixer taps, a shower screen, vinyl tiled effect flooring, and extractor fan.

### **Bedroom 2**

Again, a good sized bedroom, newly fitted carpet, uPVC window to the front aspect and radiator.

### **Living / Dining Room**

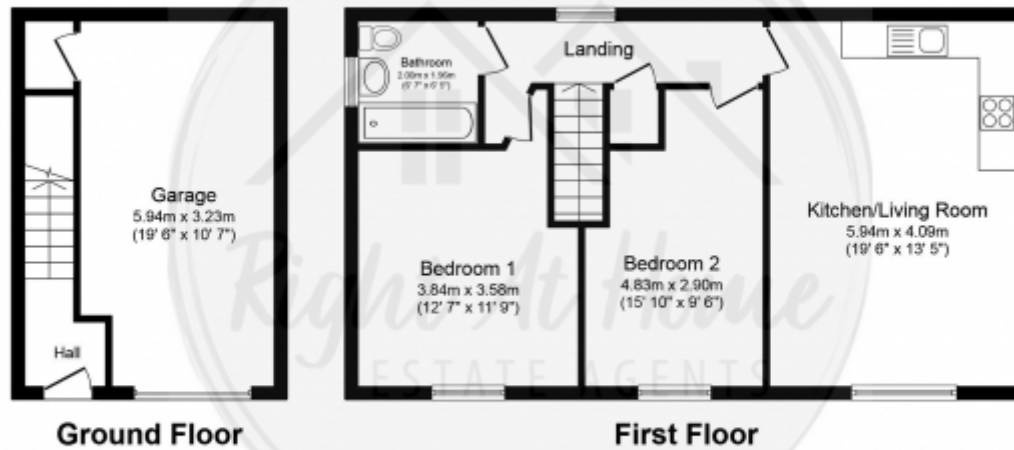
Vinyl wood effect flooring throughout, large radiator, large uPVC window to the front aspect and a further uPVC window to the rear aspect.

### **Kitchen**

Brand new white gloss base eye-level and drawer units with lockwood work surface, bowl and a half stainless steel sink with drainer and mixer taps, built-in electric cooker, electric hob with stainless steel cooker hood above, extractor fan and smoke alarm. There is plenty of space for a fridge freezer, washing machine and dishwasher.



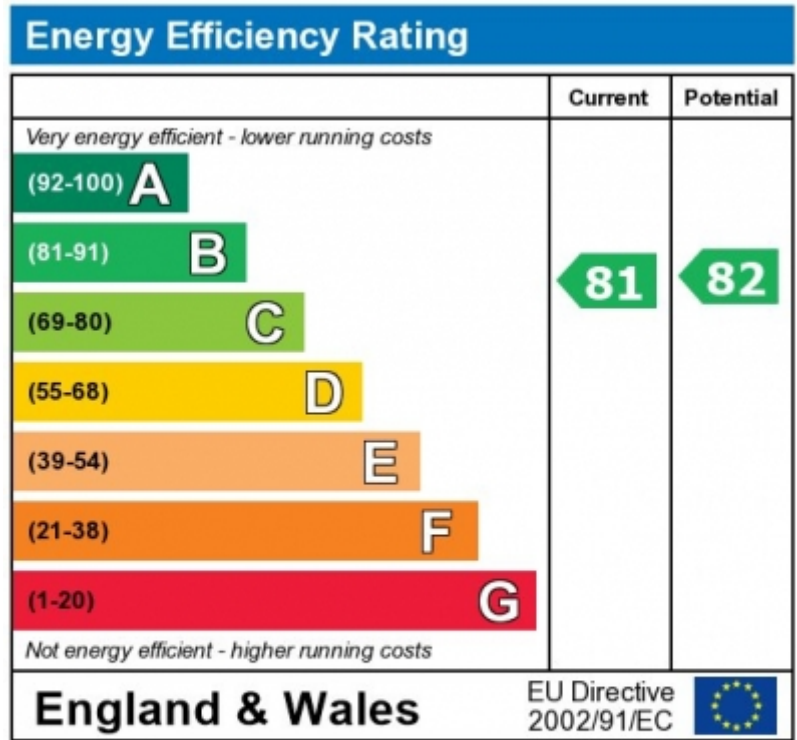




This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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