



A spacious mid-terraced family home with a modern kitchen/diner, airy living room, three bedrooms, master en-suite with an enclosed rear garden and parking

38 Yarlington Mill | Cranbrook | EX5 7FJ



thoroughly good property agents



PROPERTY TYPE

Mid Terraced House  
Freehold



SIZE

733 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Community Central  
Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

82 (B)



COUNCIL TAX BAND

C



### in a nutshell...

- Three good sized bedrooms
- Modern kitchen/diner
- French doors to garden
- Light and airy living room
- Downstairs cloakroom
- Master bedroom en-suite
- Off road parking
- Rear garden with timber decked area
- Close to local schools and amenities





## the details...

A lovely mid-terraced family home with three bedrooms, master en-suite with an enclosed rear garden and parking in the new town of Cranbrook and with excellent road and rail links to the city of Exeter.

A paved path leads to the entrance beside the front garden with a neat lawn. Inside the property is beautifully presented throughout. The entrance hall has a door through to the cloakroom containing a WC and corner basin. There is a good sized living room which is carpeted with plenty of light from a wide window to the front and has a downstairs storage cupboard.

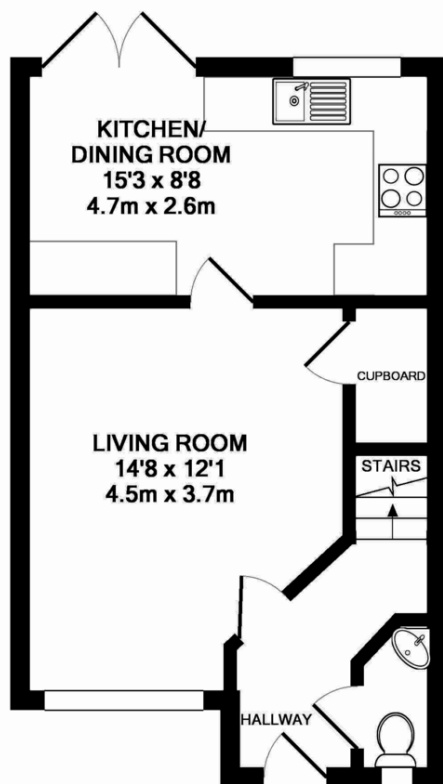
A door leads into a spacious and light kitchen/dining room which has French doors to the garden. The kitchen area is modern and elegant with spacious worktop space and a range of contrasting, elegant fitted units with matching wall-cabinets providing storage. There is a built-in fan-oven with an induction hob and stainless-steel extractor hood above, floor space for an upright fridge/freezer and space beneath the worktop for a washing machine. The dining area has plenty of space for four or six around a table and is ideal for any occasion.

Upstairs, is the master bedroom, a good double with a cupboard above the stairs and an en suite shower room which has a vinyl floor and contains a shower, a pedestal basin and a WC with matching tiling above the shower and basin. There are two further bedrooms both light and airy, a double and a single, a family bathroom has a vinyl floor and part-tiled walls containing a bath, a pedestal basin and a WC and the landing has an airing cupboard with a slatted shelf for linen and a hatch in the ceiling provides loft access where there is additional light storage.

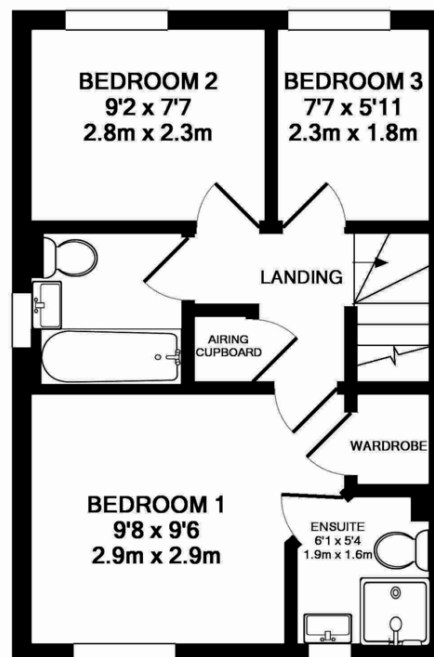
Outside, there is a good sized private rear garden which backs onto the country park within Cranbrook. The garden has a timber decked area with steps leading down to a level lawn. There is also a path from the driveway which leads to the garden, which is solely owned by the vendors.



## the floorplan...



GROUND FLOOR  
APPROX. FLOOR  
AREA 377 SQ.FT.  
(35.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 356 SQ.FT.  
(33.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 733 SQ.FT. (68.1 SQ.M.)

Floor Areas are approximate.  
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## the location...

The popular new town known as Cranbrook is located on the outskirts of the historic city of Exeter. Cranbrook has excellent commuting links with Exeter Airport and the M5 Motorway is only a short drive away. Cranbrook also has the benefit of its own railway station just a 10 minute walk away connecting to the city centre. As Cranbrook grows so do the facilities, already having a thriving community with the Younghayes centre at its heart. There are local shops along with a doctor's surgery, pharmacy and a highly regarded primary school.

## Shopping

Late night pint of milk: Co-op 0.6 mile  
Supermarket: Sainsburys 4.8 miles – Lidl 5 miles  
Exeter city centre: 6 miles

## Relaxing

Beach: Exmouth 12 miles  
Park: 0.4 miles

## Travel

Train station: Cranbrook 0.8 mile  
Main travel link: 2.2 miles  
Airport: Exeter 2.8 miles

## Schools

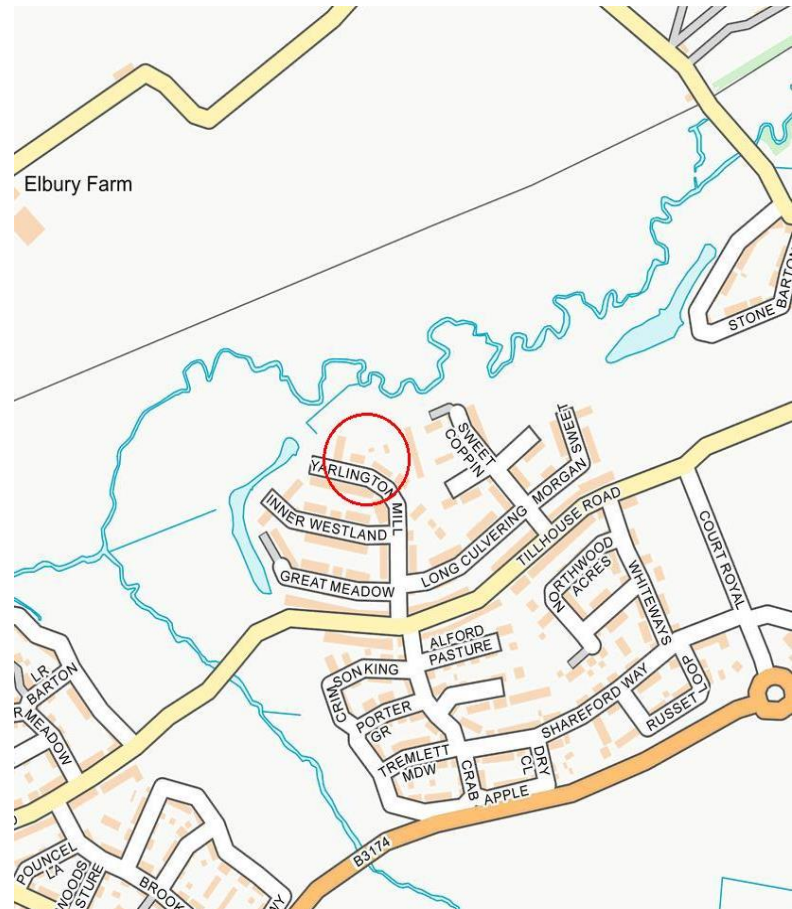
St Martin's C of E Primary School: 0.6 miles  
Cranbrook Educational Campus: 0.5 miles

Please check Google maps for exact distances and travel times.

**Property postcode: EX5 7FJ**

## how to get there...

From our Cranbrook office, continue on Younghayes Road towards the Younghayes Centre. Continue onto Tillhouse Road, turn left onto Yarlington Mill where the property can be found.





Need a more complete picture? Get in touch with your local branch...

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