



A modern, mid-terraced property with a modern kitchen, spacious living area, two double-bedrooms, parking and an enclosed south-facing rear garden

8 Great Orchard | Cranbrook | EX5 7GD



thoroughly good property agents



PROPERTY TYPE

Mid Terraced House  
Freehold



SIZE

608 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Community Central  
Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Enclosed Rear Garden



EPC RATING

85 (B)



COUNCIL TAX BAND

B



### in a nutshell...

- Modern fitted kitchen
- Spacious living room with French doors to garden
- Two double bedrooms
- Contemporary bathroom
- Light and airy throughout
- Enclosed south-facing rear garden
- Off road parking
- Close to local amenities, shops and schools
- Excellent road and rail links to the city of Exeter
- Disclaimer: some images are for illustrative purposes only



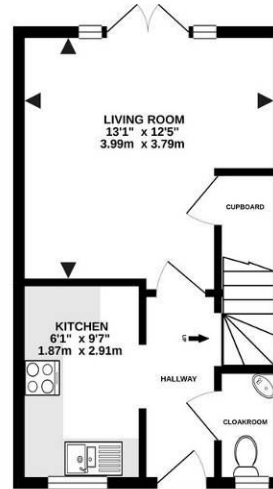
## the details...

Check out this fabulous, modern, mid-terraced property with two double-bedrooms, parking and an enclosed south-facing rear garden, in the popular new-town of Cranbrook, with excellent road and rail links to the city of Exeter.

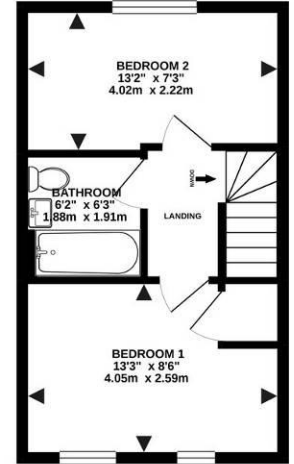
Inside, it is well-presented with light and neutral décor throughout and benefits from double-glazing and community central heating. The ground floor comprises of an entrance hallway with a convenient ground-floor cloakroom and a turning staircase to the first floor, a modern kitchen with plenty of worktop and cupboard space, feature lighting, a built-in fan-oven and ceramic hob, floor space for an upright fridge/freezer, and space with plumbing for a washing machine, and a light and airy living room with an under stairs cupboard and French doors to the rear garden. Upstairs, there are two excellent, light and airy double-bedrooms and a modern bathroom with bath, shower and glass screen above, a pedestal basin and a WC all in white.

Outside, the rear garden is a good size and is fully enclosed making it safe for children and pets. It is beautifully landscaped with areas of decorative gravel and paving and timber-edged beds of shrubs and plants, making a great outside space for entertaining, and south-facing it enjoys long hours of summer sunshine. A gate leads onto a path to the block-paved driveway where there is parking for two cars.

GROUND FLOOR  
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR  
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other levels 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

### Shopping

Late night pint of milk: Co-op 1.4 miles  
Supermarket: Sainsbury's 5.4 miles

### Relaxing

Beach: Exmouth 13.1 miles  
Park: Hayes Square Park 1.3 miles

### Travel

Bus stop: Tillhouse Road 0.3 mile  
Train station: Cranbrook 1.6 miles  
Main travel link: M5 3.9 miles  
Airport: Exeter 3.6 miles

### Schools

St Martins Primary School: 1.4 miles  
Cranbrook Education Campus: 0.6 mile

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7GD**

## how to get there...

From our Cranbrook office proceed left onto Younghayes Rd and follow the road straight on and around, leading onto Tillhouse Rd. Follow Tillhouse Rd straight on for sometime and then turn left onto Rush Meadow Rd and take the first right turn and follow the road down and around to the left and then turn right and at the end of the road turn left into Great Orchard, where the property can be found.

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

Tel **01392 422500**  
Email **exeter@completeproperty.co.uk**  
Web **completeproperty.co.uk**

Complete  
141 Younghayes Rd  
Cranbrook  
EX5 7DR

Are you selling a property too? Call us to get a set of property details like these...



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