



A well-presented semi-detached townhouse with a modern fitted kitchen, open plan living space, generous living room, three double bedrooms, master en-suite, an enclosed rear garden and off road parking

259 Younghayes Road | Cranbrook | Exeter | EX5 7DS





PROPERTY TYPE

Semi-detached Townhouse
Freehold



SIZE

1,237 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Community Central
Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

85 (B)



COUNCIL TAX BAND

D



in a nutshell...

- Light and airy open plan living area
- Downstairs cloakroom
- Generous living room
- Three double bedrooms
- Master en-suite shower room
- Light and neutral décor throughout
- Enclosed rear garden
- Off road parking
- Close to local shops, schools and amenities





the details...

A fabulous, modern, semi-detached townhouse with three double bedrooms, master en-suite, an enclosed rear garden and parking, in the new town of Cranbrook, with excellent road and rail links to the city of Exeter.

This stunning property is immaculately presented with stylish décor throughout giving a contemporary feel, is warm with community central heating and is arranged over three floors offering a spacious and versatile living space, ideal for a family.

The accommodation comprises of, on the ground floor, an entrance hallway with a convenient ground floor cloakroom and a staircase to the first floor, and a fabulous open plan family room, filled with light from windows and French doors to the rear garden. It has a modern fitted kitchen in gloss-white with plenty of worktop space and storage and boasts a comprehensive range of integrated appliances including a dishwasher, a fridge/freezer, and a fan oven with a ceramic hob, along with plenty of space for table seating, ideal for any occasion.

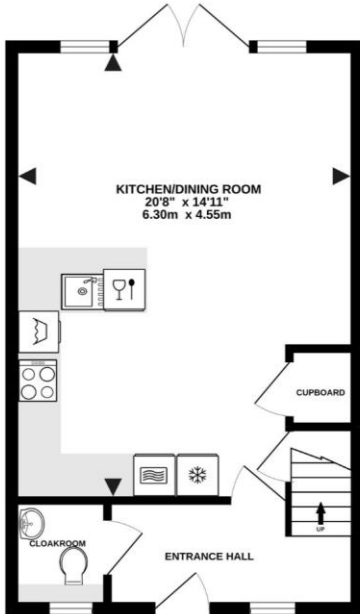
On the first floor is a spacious, light and airy living room and a double bedroom, and on the top floor there are two further bedrooms, the master which is a generously sized double with a built-in wardrobe and a modern shower room en-suite, and another double with a fitted wardrobe and loads of light from two windows to the front. A family bathroom completes the accommodation containing a bath with a shower over, a WC, a basin and a heated towel rail.

Outside, the rear garden is low maintenance and fully enclosed making it safe for children and pets. There is a terrace of paving an artificial lawn and walled beds of plants, shrubs and ornamental trees, and a gate at the rear provides alternative access to the parking area where there are two spaces with more on-road if required.

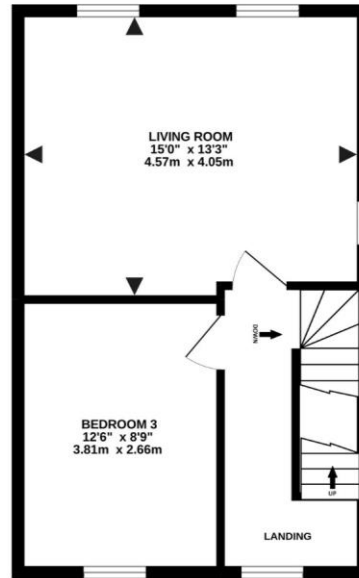


the floorplan...

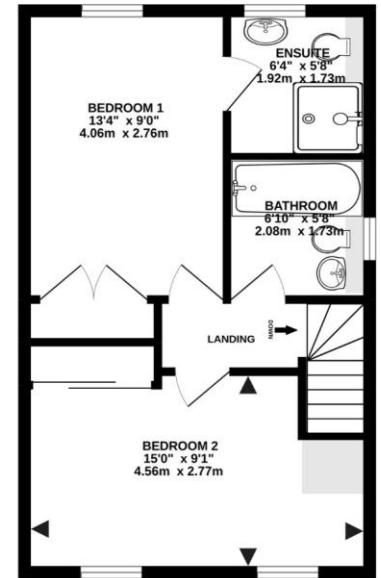
GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 sq.m.) approx.

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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 10 minutes' 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 0.3 mile

Town centre: 0.3 mile

Supermarket: Sainsbury's (Pinhoe) 4.3 miles

Relaxing

Beach: Exmouth 11.5 miles

Hayes Square Park: 0.1 mile

Travel

Bus stop: Younghayes Road approx. 121 ft

Train station: Cranbrook 0.5 mile

Main travel link: M5 2.9 miles

Airport: Exeter 1.9 miles

Schools

St Martins Primary School: 0.4 mile

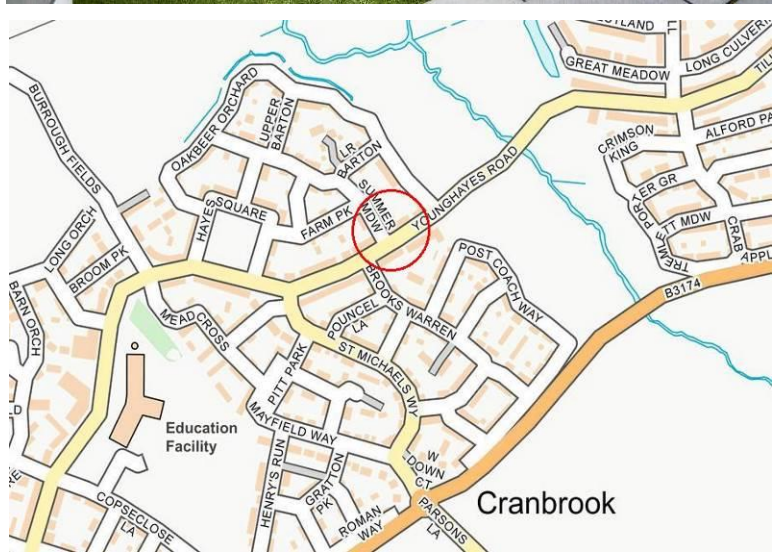
Cranbrook Education Campus: 0.8 mile

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7DS**

how to get there...

From our Cranbrook office on Younghayes Road turn left and follow the road around heading past the Co Op. Stay on the road for some time, passing Hayes Square Park on the left-hand side. The property can then be found on the left-hand side further down the road.





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

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