



A well-presented, mid terrace home located just a short walk away from the local schools, public transport, Cranberry Farm Pub and the newly proposed town centre

19 Mulberry Road | Cranbrook | Exeter | EX5 7FS





PROPERTY TYPE

Mid Terraced House
Freehold



SIZE

624 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Community Central
Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

83 (B)



COUNCIL TAX BAND

C



in a nutshell...

- Modern Mid Terrace House
- Living Room
- Kitchen Breakfast Room
- Off Road Parking
- Front & Rear Garden Areas
- 2 Bedrooms
- Cloak & Bathroom
- Close to local Pub & Secondary Schools
- Excellent Transport Links



the details...

This modern Mid Terrace Home is located just a short walk away from the local Community College School, public transport, Cranberry Farm Pub and the newly proposed Town Centre.

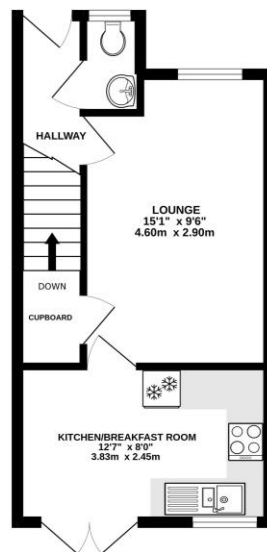
Set back from the road with Garden and off road Parking the entrance Hall leads through to the Living Room with a window overlooking the front Garden. The Kitchen Breakfast Room overlooks the rear Garden and has French doors that lead out. There is a range of modern base and wall units, with work surfaces, splashbacks, an electric oven/grill, electric hob and cooker hood, with space for a fridge freezer and plumbing for a washing machine. Another window gives extra natural light overlooking the rear Garden.

The first floor has two double Bedrooms both with plenty of light and a Bathroom with bath, toilet and hand basin.

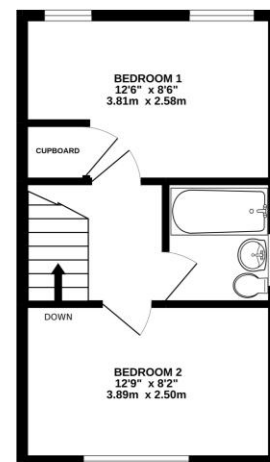
To the front there is a Garden area with an private off road parking space and side gated access leads to the rear Garden.

A well presented home ideal for First Time Buyers or Buy to Let Investors.

GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



2 BEDROOM MID TERRACE

TOTAL FLOOR AREA: 613 sq.ft. (57.0 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. 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 1.1 miles

Town centre: 1.1 miles

Supermarket: Sainsbury's 4.8 miles

Relaxing

Beach: Exmouth 12.4 miles

Country Park: 0.5 mile

Travel

Bus stop: London Road 0.1 mile

Train station: Cranbrook 1.3 miles

Main travel link: M5 5 miles

Airport: Exeter 2.6 miles

Schools

St Martin's Primary School: 1.1 miles

Cranbrook Education Campus: 0.4 mile

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7FS**

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Cranbrook
EX5 7DR

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