



A modern End Terrace property is located just a short walk away from the new Town Centre development & local schools, bus routes, country park & Cranberry Farm. Easy access to the M5, A30 & Airport. Open plan living/dining & kitchen, cloakroom & bathroom, 2 bedrooms garden & parking

7 Luccombe Oak | Cranbrook | Exeter | EX5 7FR



thoroughly good property agents



PROPERTY TYPE

End Terraced House
Freehold



SIZE

538 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Community Central
Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

81 (B)



COUNCIL TAX BAND

B



in a nutshell...

- Modern 2 Bedroom End Terrace
- Popular Residential Area
- Close to Local School & New Town Centre
- Open plan living/dining space
- Modern Kitchen Breakfast
- Front & Rear Garden Areas
- Off road parking
- Easy access to M5, Exeter & A30
- Ideal First time Home or Buy to Let opportunity
- Excellent Transport Links



the details...

New to the market is this modern end-terrace property with two double bedrooms, an enclosed rear garden, a short distance from the shops, parks and amenities in the new-town of Cranbrook, with excellent road and rail links to the city of Exeter.

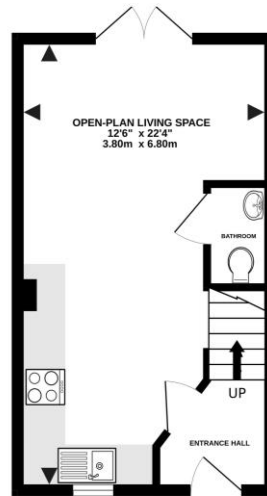
Inside it has light and neutral décor throughout and feels warm with community central heating and double-glazing.

The accommodation comprises of an entrance hallway with a staircase to the first floor, an open-plan living space with French doors to the rear garden an under-stairs cupboard storage and a fitted kitchen. Upstairs, there are two double bedrooms and a bathroom, in the landing ceiling providing easy loft access.

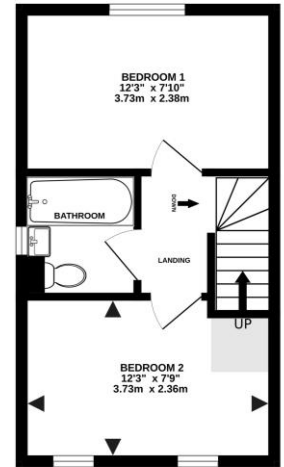
Outside, the rear garden is low-maintenance with artificial grass, great for a barbecue and safe for children and pets. Outside to the front there is a driveway, providing off road parking.

Property Tenure: Freehold
Council Tax Band: B

GROUND FLOOR
277 sq.ft. (25.7 sq.m.) approx.



1ST FLOOR
276 sq.ft. (25.7 sq.m.) approx.



2 BEDROOM SEMI
TOTAL FLOOR AREA: 553sq.ft. (50.9 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 items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not shown 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 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 0.9 mile
Town centre: Cranbrook 0.9 mile
Supermarket: Sainsbury's 4 miles

Relaxing

Beach: Exmouth 12.9 miles
Park: 0.3 mile
Country Park: 1 mile

Travel

Bus stop: 0.5 mile
Train station: Cranbrook 1.1 miles
Airport: Exeter 3 miles

Schools

St Martins Primary School: 0.9 mile
Cranbrook Education Campus: 0.1 mile

Please check Google maps for exact distances and travel times.

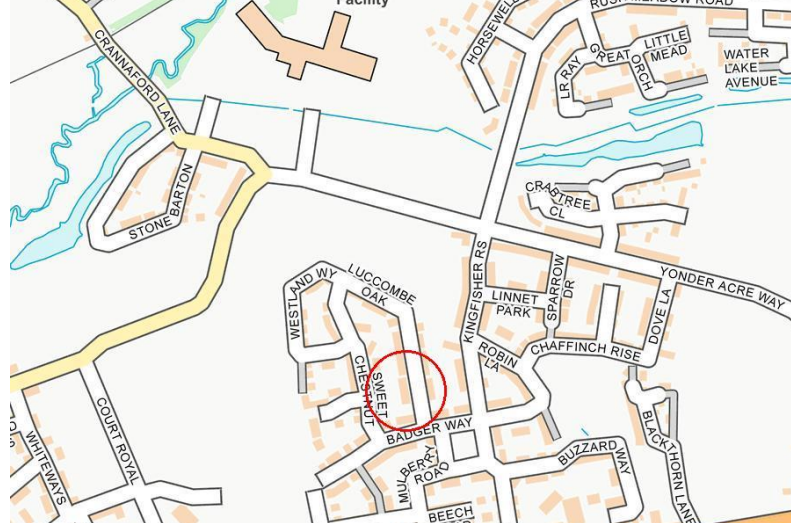
Property postcode: EX5 7FR

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

Tel **01392 422500**
Email **exeter@completeproperty.co.uk**
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Complete
141 Younghayes Rd
Cranbrook
EX5 7DR

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