



A modern Taylor Wimpey three bedroom, double fronted semi-detached family home a short distance from new town centre, shops, transport links & schools, with dual aspect kitchen/dining room, cloakroom, lounge overlooking the garden, bathroom, en-suite & parking!

35 Radfords Turf | Cranbrook | Exeter | EX5 7DX

**complete.**  
thoroughly good property agents

**PROPERTY TYPE**

Semi Detached House  
Freehold

**SIZE**

922 sq ft

**LOCATION**  
Town**AGE**  
Modern**BEDROOMS**

3

**RECEPTION ROOMS**

1

**BATHROOMS**

2

**WARMTH**  
Community Central  
Heating**PARKING**

Off Road Parking

**OUTSIDE SPACE**  
Large Garden**EPC RATING**  
86 (B)**COUNCIL TAX BAND**  
D**in a nutshell...**

- Ideal First Home or Buy To Let
- Popular Residential Area
- Three Bedrooms
- Plenty of Natural Light
- Lounge Overlooking Garden
- Kitchen/Dining Room
- En-suite, Bathroom & Cloakroom
- Close to Local Shops, Schools & Amenities
- Easy Access to M5 & Exeter





## the details...

Check out this fabulous, modern, semi-detached family home with three bedrooms, master ensuite, an enclosed south facing rear garden and parking, on a recent development in the popular new town of Cranbrook, with excellent road and rail links to the city of Exeter.

Inside, it is immaculately presented with light and neutral decor throughout giving a modern feel and it is warm and welcoming with community central heating.

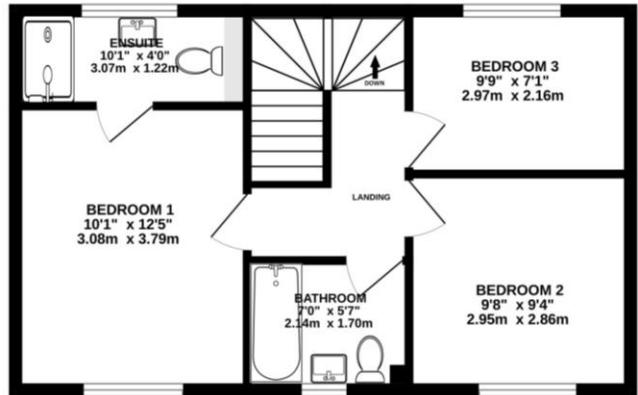
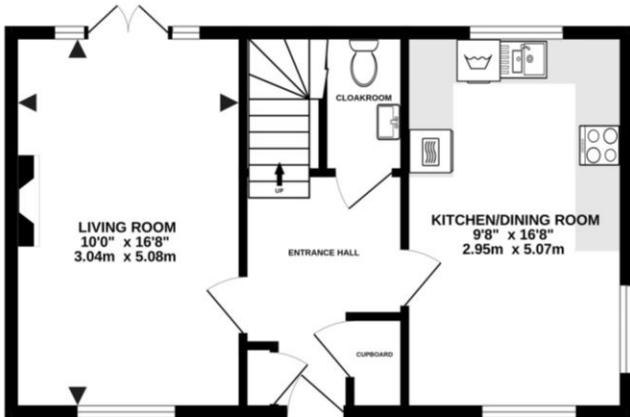
The accommodation comprises of an entrance hallway with two built-in cupboards, a convenient ground floor cloakroom with a WC and basin and a staircase rising to the first floor, a light and airy living room with a wide window to the front and windows and French doors to the rear garden filling the room with light, and a similarly sized kitchen/dining room flooded with natural light from triple aspect windows. It has a modern fitted kitchen with plenty of worktop and cupboard space, an eyelevel double oven, an integrated washing machine, ceramic hob and integral filter hood, floor space for an upright American-style fridge/freezer and plenty of room for dining table seating, perfect for any occasion.

Upstairs, there are three light and airy bedrooms, two doubles, the master with a modern ensuite shower room, and an excellent single, currently used as a study ideal for those working from home. Completing the accommodation is a family bathroom with a three-piece white suite comprising of a bath with a shower over, a pedestal basin, a WC, and a chrome heated towel rail.

Outside, the rear garden is beautifully maintained, is fully enclosed making it safe for both children and pets, and it faces South enjoying long hours of summer sunshine. There is a terrace and patio of paving, a healthy lawn, and a woodchipped bed of shrubs and ornamental trees, making a wonderful space for entertaining, be it alfresco dining, a barbecue, or simply for basking in the summer sunshine. A timber shed provides useful storage, and a gate at the rear provides alternative access to the parking area where there are two spaces.



## the floorplan...



TOTAL FLOOR AREA : 922 sq.ft. (85.7 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 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 highly regarded primary and secondary schools. Arriving soon a new town centre, shops and Morrisons supermarket.

## Shopping

Late night pint of milk: Co-op 1.9 miles

Town centre: 1.9 miles

Supermarket: Sainsbury's (Ottery St Mary) 5 miles

## Relaxing

Beach: Sidmouth 11 miles & Exmouth 12.5 miles

Park: Cranbrook Country Park 1.4 miles

## Travel

Bus stop: London Rd 0.2 mile

Train station: Cranbrook 1.9 miles

Main travel link: M5 3.8 miles

Airport: Exeter 2.9 miles

## Schools

St Martins Primary School: 1.9 miles

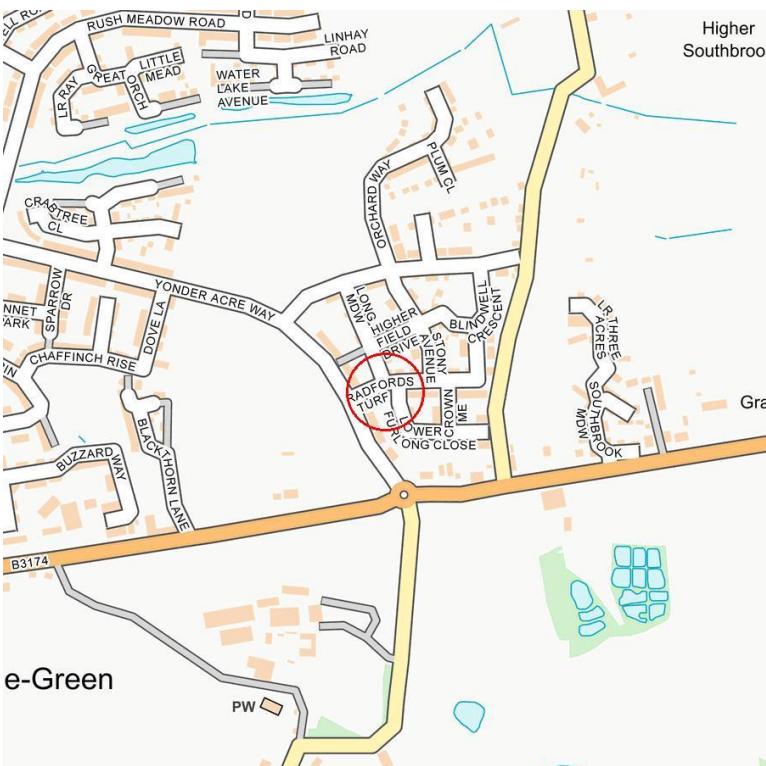
Cranbrook Education Campus: 1.2 miles

Please check Google maps for exact distances and travel times.

**Property postcode: EX5 7DX**

## how to get there...

From our office in Cranbrook on Younghayes Rd, head towards the roundabout by the Taylor Wimpey office and take the first exit onto London Rd. At the next roundabout take the 2nd exit, continuing on London Rd and do the same at the next two roundabouts. Turn left onto Southbrook Lane and at the end of the road turn right onto Radfords Turf, where the property can be found.





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

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