



A modern, spacious family home with three double-bedrooms, master en-suite, parking and an enclosed rear garden

12 Cedar Close | Cranbrook | Exeter | EX5 7FX



thoroughly good property agents



PROPERTY TYPE

Semi Detached Town House  
Freehold



SIZE

904 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Community Central  
Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

83 (B)



COUNCIL TAX BAND

C



### in a nutshell...

- Modern Semi-Detached Town House
- Three Bedrooms
- Modern Kitchen/Diner
- En-suite, Bathroom & Cloakroom
- Close to Local Shops, Schools & Amenities
- Off Road Parking
- Easy access to M5, Exeter & A30
- Cul-de-sac Location
- Ideal Family Home or Buy To Let



## the details...

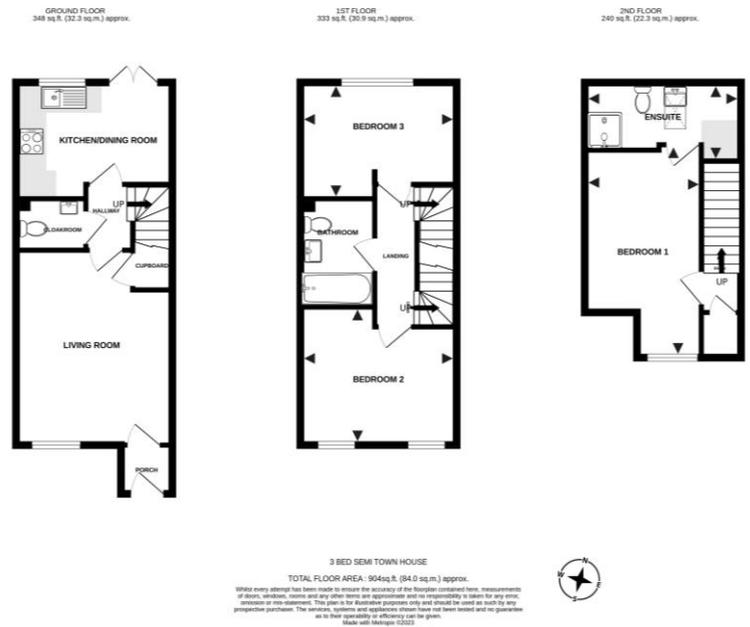
A stunning, spacious family home with three double-bedrooms, master en-suite, parking and an enclosed rear garden, a short walk from the shops, parks, schools and amenities in the ever-evolving new-town of Cranbrook, with excellent road and rail links to the city of Exeter.

This beautiful, property is immaculately presented throughout with light and stylish décor giving a contemporary feel, is warm and welcoming with community central heating and is arranged over three floors offering spacious and versatile accommodation perfect for a family.

On the ground floor is a light and airy living room, an inner hallway, a turning staircase to the upper floors, a convenient ground floor cloakroom and a modern kitchen/dining room with ample worktop and cupboard space, plenty of room for a dining table and seating, ideal for any occasion, and French doors that extend the inside space outside into the garden.

Upstairs, on the first floor there are two excellent double bedrooms and a family bathroom with a bath, basin and WC, and on the top floor there is a cupboard off the landing, and the master bedroom which is a good double with a dormer window to the front and an en-suite shower room with a shower, WC and basin, with a skylight providing natural light.

Outside, the rear garden is a generous size and is fully enclosed making it safe for children and pets. There is a paved patio area and a section of garden laid to lawn. The property has two allocated parking spaces, making a fabulous venue for entertaining, be it alfresco dining or a barbecue. A gate at the side provides alternative access to the front where there are two parking spaces.



## the location...

The popular 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 7FX**

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