



A modern end terrace house located in the more modern part of Cranbrook. This Taylor Wimpey built house is perfect for First Time Buyers. It has a modern kitchen & separate living Room overlooking the garden. There are two double bedrooms, bathroom, a lovely rear Garden & off road parking for 2 cars.

2 Lower Furlong Close | Exeter | EX5 7HQ





PROPERTY TYPE

End Terrace House  
Freehold



SIZE

602 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Heating  
System



PARKING

Off Road Parking x2



OUTSIDE SPACE

Garden



EPC RATING

84 B



COUNCIL TAX BAND

B



### in a nutshell...

- Modern End Terrace Home
- 2 Bedrooms
- Living Room overlooking Garden
- Kitchen to front
- 2 Off Road Parking spaces
- Plenty of natural Light
- Bathroom & Cloakroom
- Close to local shops & amenities
- Close to country Park & Town Centre
- Easy Access to M5 & A30





## the details...

A fabulous, modern, end-terrace property with two double-bedrooms, parking, and a beautiful enclosed rear garden, in the new-town of Cranbrook, near schools and amenities and with excellent road and rail links to the city of Exeter.

Inside, it is immaculately presented with light and stylish 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 and a convenient ground-floor cloakroom with a WC and basin, a modern kitchen that has plenty of worktop and cupboard space complete with tiled splashbacks and under-cabinet feature lighting, a fan-oven, ceramic hob and filter hood, floor space for an upright fridge/freezer, and space with plumbing for a washing machine, a light and airy living room with an under-stairs cupboard and windows and French doors to the rear garden, and upstairs, two double bedrooms, one with a cupboard above the stairs, and a modern bathroom containing a bath with a shower over, a basin, WC and chrome heated towel rail.

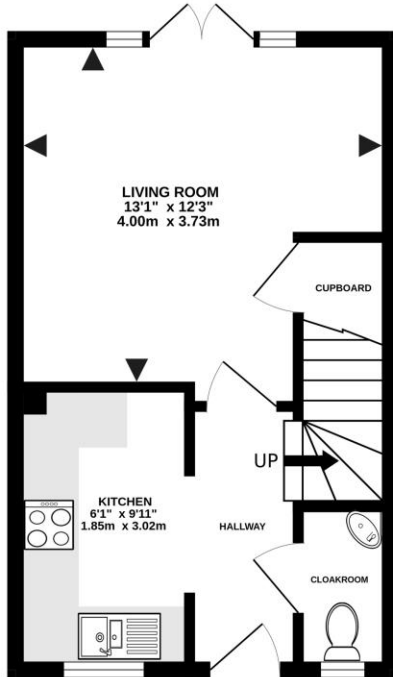
Outside, the rear garden is beautifully maintained and is fully enclosed by timber fencing making it safe for both children and pets. There is a paved patio and a terrace of timber decking, making a great space for a barbecue or alfresco dining, and east facing it enjoys summer sunshine for much of the day.

A path leads down the side of the property to a gate that provides alternative access to the front where there are two parking spaces.

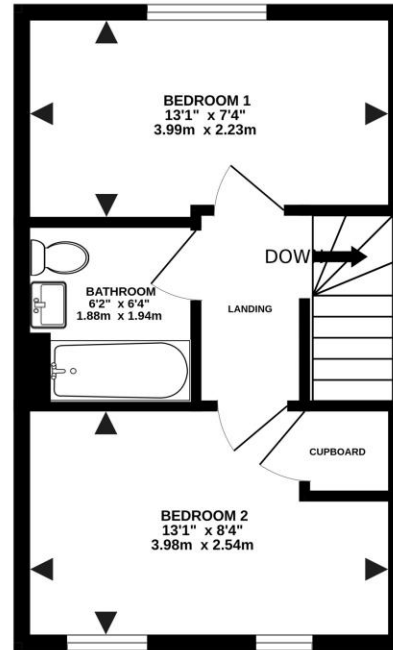
Tenure: Freehold  
Council Tax: Band B



GROUND FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR  
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been 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 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 a highly regarded primary school.

### Shopping

Late night pint of milk: Co-op 1.9 miles  
Town Centre: 1.9 miles  
Supermarket: Sainsbury's 5.4 miles

### Relaxing

Beach: Exmouth 13 miles  
Park: Cranbrook Play Park 1.9 miles

### Travel

Bus stop: Yonder Acre Way, 0.2 miles  
Train station: Cranbrook 1.7 miles  
Main travel link: M5 4 miles  
Airport: Exeter 2.9 miles

### Schools

St Martins Primary School: 1.9 miles  
Cranbrook Education Campus: 0.7 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7HQ**



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