



A lovely Cottage with modern interior and classic style in a village location. Private access, Living Room with log burner, modern Kitchen, two Bedrooms, stylish Shower Room, double glazing, LPG gas central heating, Lovely Private Garden. Close to shops, amenities, bus & rail station.

Badger Cottage | Rockbeare | Exeter | EX5 2EQ





PROPERTY TYPE

Semi-Detached Cottage
Freehold



SIZE

614 sq ft



LOCATION
Village



AGE

Edwardian (1901 - 1910)



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

LPG gas central heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden & Patio



EPC RATING

27 F



COUNCIL TAX BAND

C



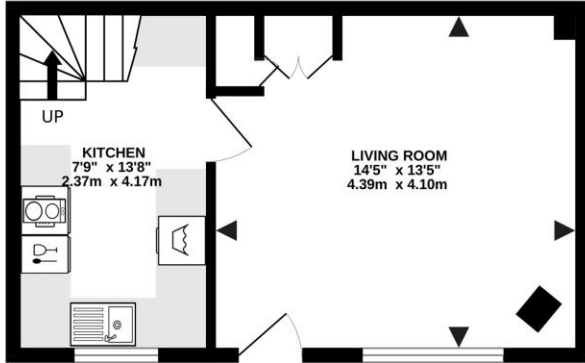
in a nutshell...

- Modern Interior
- Lovely Garden
- Log Burner & LPG gas
- Two Bedrooms
- Close to local Town, Shops, Amenities
- Easy access to M5 & A30
- Local Schools
- Parking
- Beautiful surrounding Countryside

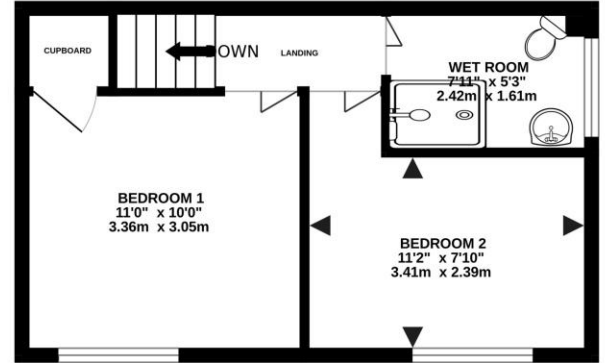


the floorplan...

GROUND FLOOR
303 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 609 sq.ft. (56.5 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 details...

A charming semi-detached cottage which is beautifully presented with stylish décor throughout giving a modern feel. It is warm and welcoming with LPG central heating and double-glazing.

The accommodation comprises of a good-sized living room with black painted beams and contrasting white walls, built-in cupboards, and a modern wood-burning stove that makes a wonderful feature and focal point for the room, heating the entire house when lit, a fabulous kitchen with a turning staircase to the first floor and a beautiful fitted kitchen with plenty of solid-oak worktop space, loads of storage, a built-in double-oven, two-ring ceramic hob, an integrated slimline dishwasher and washer/drier, and space for an under-counter fridge and freezer beneath the stairs.

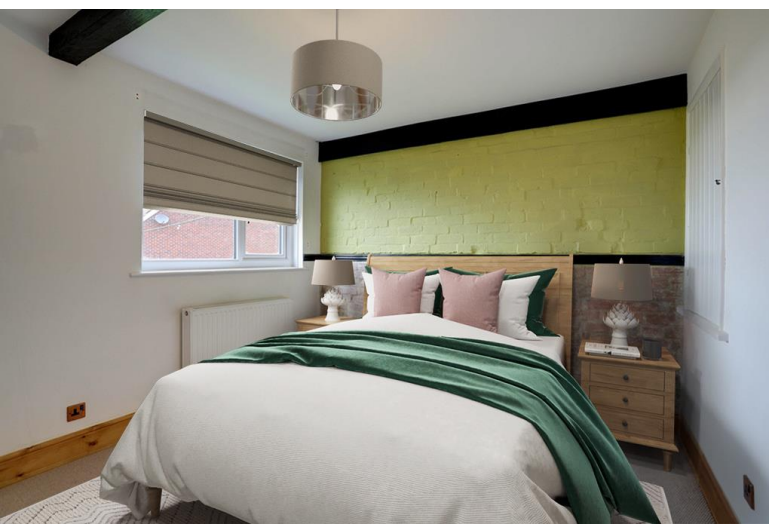
Upstairs, there are two excellent double bedrooms, the master with a cupboard above the stairs, and a modern wet room is beautifully tiled, containing a rainfall shower, a WC, and a pedestal basin.

Outside, the garden is beautifully maintained and fully enclosed making it safe for children and pets. It has a terrace of paving and hardstanding great for a picnic or barbecue, a couple of log stores, and a gate providing quick access to the roadside.

The rest of the garden is a terrace of decorative shingle with a timber summer house and a shed, and an artificial grass path leading to a gate and path to the tarmac parking area at the rear where there is space for two cars.

Tenure: Freehold

Council Tax: C



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 1.5 miles
Cranbrook town centre: 1.5 miles
Supermarket: Sainsbury's / Aldi 5 miles
Town Centre: 1.5 miles

Relaxing

Beach: Exmouth 11.8 miles
Park: Hayes Square 1.7 miles

Travel

Bus stop: Parsons Lane 21 yards
Train station: Cranbrook 1.9 miles
Main travel link: M5 3.7 miles
Airport: Exeter 2.5 miles

Schools

St Martins Primary School: 1.3 miles
Cranbrook Education Campus: 1.5 miles
Rockbeare Primary School: 25 yards away

Please check Google maps for exact distances and travel times. **Property**
postcode: EX5 2EQ

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