



A well-presented, thoroughly modernised, detached bungalow situated off a private tarmac lane with modern kitchen/breakfast room, utility, lounge/family room, study/snug, three/four bedrooms, dressing area, master en-suite, bathroom, ample parking and an enclosed south-facing rear garden a short distance to new town centre, supermarket, pub, shops, schools & public transport.

Marrickville | London Road | Rockbeare | EX5 2EA





PROPERTY TYPE

Detached Bungalow  
Freehold



SIZE

1,033 sq ft



LOCATION

Town



AGE

1920s to 1930s



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Air source & electric  
heating



PARKING

Off Road Parking



OUTSIDE SPACE

Large Garden



EPC RATING

43 E



COUNCIL TAX BAND

C



### in a nutshell...

- Detached Refurbished Bungalow
- Open Plan Modern Kitchen & Utility
- Lounge / Family Room
- Three Double Bedrooms
- PLANNING PERMISSION GRANTED
- Snug / Study / Bedroom Four
- Bathroom, En-suite & Dressing Area
- Large South-facing Enclosed Rear Garden
- Ample Off Road Parking
- Close to Local Shops, Schools & Town Centre





## the details...

A fabulous, thoroughly modernised, 1930's style Detached Bungalow situated off a private tarmac lane with three/four bedrooms, master en-suite, family room, ample parking and an enclosed south-facing rear garden, off of London Road, Cranbrook, East of the city of Exeter, with easy access to the A303 and the M5.

A large gravel driveway provides parking for up to six cars and a path leads to the entrance at the side of the property. There is also a side gate taking you to the back garden this large side area has planning permission for a large extension.

### Planning 23/1462/FUL | Erection of a rear extension | Marrickville London Road Rockbeare Devon EX5 2EA

Inside, it is immaculately presented with fresh, light and neutral décor throughout giving a contemporary feel. Central heating radiators in each room with boiler in the loft, along with an air source heat pump (air to air) that creates the perfect, economic and ultra-controllable environment, hot or cold.

The accommodation comprises an entrance hallway, with a hatch in the hallway ceiling providing access to the loft where there is a fold down ladder for convenience where the Boiler and newly fitted water tank. The loft is partially boarded and has a light for ease.

A fabulous modern kitchen/breakfast room with loads of worktop and gloss-white cupboard space, tiled splashbacks, matching island with a solid-oak worktop and breakfast bar, perfect for casual dining. There is a ceramic sink with a mixer tap, a fan oven with a ceramic hob and stainless-steel filter hood above and space with plumbing beneath the worktop for a dishwasher. A separate utility room has a worktop with a stainless-steel sink and space beneath with plumbing for a washing machine and tumble dryer, along with a door to the garden and floor space for a large American-style fridge/freezer.

A family room creates super-social living space, with plenty of room for a dining table and seating, ideal for any occasion and with French doors that extend the inside space out into the garden. The snug is perfect for relaxing with a book or watching tv and could be used as a fourth bedroom if required.

The master bedroom is an excellent double room with a dressing room and an en-suite shower room, and there are two further light and airy bedrooms, both doubles with dual-aspect windows and feature fireplaces, one with a built-in wardrobe, and a stunning family bathroom completes the accommodation with an elegant, modern suite comprising of a centre-fill bath, with shower attachment, a shower and folding glass screen above, a vanity unit, a hidden-cistern WC and a chrome heated towel rail. A hatch in the hallway ceiling provides access to the loft where there is a fold down ladder for convenience.

The main rooms have a central heating radiator and high-level air-conditioning unit.

Outside, the generously proportioned garden is beautifully landscaped and is fully enclosed making it safe for children and pets. There is a large, manicured lawn bordered by beds of colourful flowers, a newly created patio area for seating along with plants, shrubs and ornamental trees and a pond, perfect for entertaining, be it alfresco dining, a barbecue, sharing drinks with friends and family or simply basking in the sun, and the garden faces due South enjoying long hours of summer sunshine.

There is a greenhouse and a shed for storage, a large tree provides some shade with seating and a gate at the side of the property provides alternative access to the front where there is now planning permission for a generous extension (see plan and Ref for this) .

A viewing is essential to fully appreciate all that this superb property has to offer.

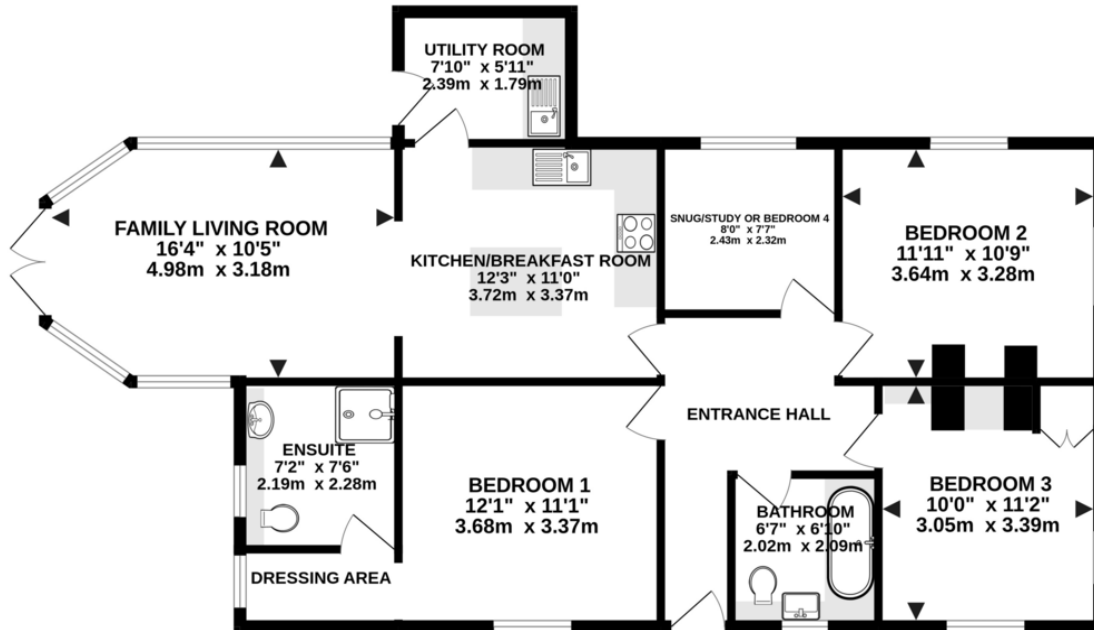
Property Tenure: Freehold

Council Tax Band: C



the floorplan...

## GROUND FLOOR 1023 sq.ft. (95.0 sq.m.) approx.



3 BEDROOM DETACHED BUNGALOW

TOTAL FLOOR AREA : 1023 sq.ft. (95.0 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 highly regarded primary and secondary schools. Arriving soon a new town centre, shops and Morrisons supermarket.

### Shopping

Late night pint of milk: Co-op 0.8 miles

Cranbrook town centre: 1.1 miles

Supermarket: Sainsbury's (Ottery St Mary) 4.8 miles

Town Centre: 0.2 miles (new supermarket being built)

### Relaxing

Beach: Exmouth 11.9 miles

Park: Hayes Square 1 mile

### Travel

Bus stop: London Road 0.2 miles

Train station: Cranbrook 1.3 miles

Main travel link: M5 2.6 miles

Airport: Exeter 2.9 miles

### Schools

St Martins Primary School: 0.6 miles

Cranbrook Education Campus: 0.3 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 2EA**

## how to get there...

From our Cranbrook office on Younghayes Road proceed right towards the roundabout. At the roundabout take the first exit onto London Rd. At the second roundabout take the second exit continuing on London Rd. At the third roundabout take the second exit again continuing on London Rd and the property can be found further down the road on the right-hand side.





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

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