



CHECK OUT this modern mid terrace HOME. A great opportunity for first time buyers or investors. Two bedrooms, open plan living, modern kitchen, cloakroom & bathroom. Garden & off-road parking. Close to new town Centre, shops, schools & public transport and Country Park.

4 Brooks Warren | Cranbrook | Exeter | EX5 7AJ

complete.
thoroughly good property agents

**PROPERTY TYPE**

Mid Terrace House
Freehold

**SIZE**

538 sq ft

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

2

**RECEPTION ROOMS**

1

**BATHROOMS**

1

**WARMTH**

Electric District Heating

**PARKING**

Off Road Parking

**OUTSIDE SPACE**

Garden

**EPC RATING**

80 C

**COUNCIL TAX BAND**

B

**in a nutshell...**

- Mid Terraced Home
- Two Bedrooms
- Popular Area
- Close to Schools & Town Centre
- Open Plan Living
- Modern Kitchen
- Garden & Off-Road Parking
- Close to Local Rail Station
- Easy access to M5 & Exeter



the details...

CHECK OUT this modern mid terrace home, in central Cranbrook Town.

Located just a short walk from the local Primary School, shops, amenities, bus route and train station, with local country park surrounding the area.

The house offers a main open plan living/dining space and a modern kitchen area and living space overlooking the rear Garden with French doors offering plenty of natural light throughout.

The Kitchen has a breakfast bar, ample work surfaces, fridge/freezer, plumbing for a washing machine and an electric oven, hob and cooker hood. There is also a ground floor cloakroom. Laminate flooring throughout.

The first floor has two double bedrooms and a bathroom all with plenty of natural light.

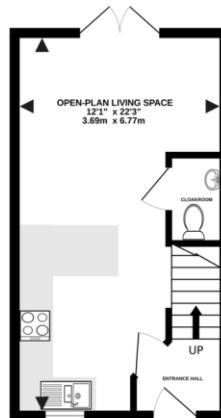
The house has electric central heating provided by EON on their district heating system.

To the rear there is an enclosed Garden with gated access leading to the off-road parking spaces.

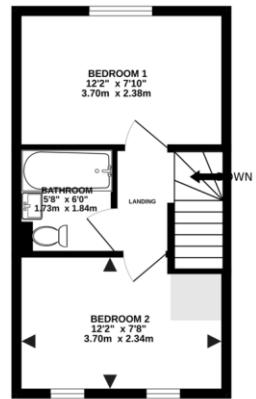
Tenure: Freehold

Council Tax: Band B

GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



1ST FLOOR
276 sq.ft. (25.7 sq.m.) approx.



2 BED MID TERRACE

TOTAL FLOOR AREA: 538sq.ft. (50.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms and other features are approximate. These floorplans are intended for guidance only and must not be relied on to form part of any legal agreement. Any measurements or areas quoted are approximate and no warranties can be given for the accuracy of any dimensions or areas. Services, fixtures and appliances shown have not been tested and are therefore not guaranteed to be in working order. Prospective purchasers must satisfy themselves as to the condition of all fixtures and fittings shown on the floorplans.
Made with Metrigen (2023)



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 0.3 mile

Town centre: 0.3 mile

Supermarket: Aldi (Exeter) 4.2 miles

Relaxing

Beach: Exmouth 11.9 miles

Park: Country Park: 0.2 mile & Play Park: 0.3 mile

Travel

Bus stop: Younghayes Road approx. 469 ft.

Train station: Cranbrook 0.5 mile

Main travel link: M5 2.9 miles

Airport: Exeter 1.8 miles

Schools

St Martins Primary School: 0.3 mile

Cranbrook Education Campus: 0.8 mile

Please check Google maps for exact distances and travel times.

Property postcode: EX5 7AJ

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Cranbrook
EX5 7DR

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