



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





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.

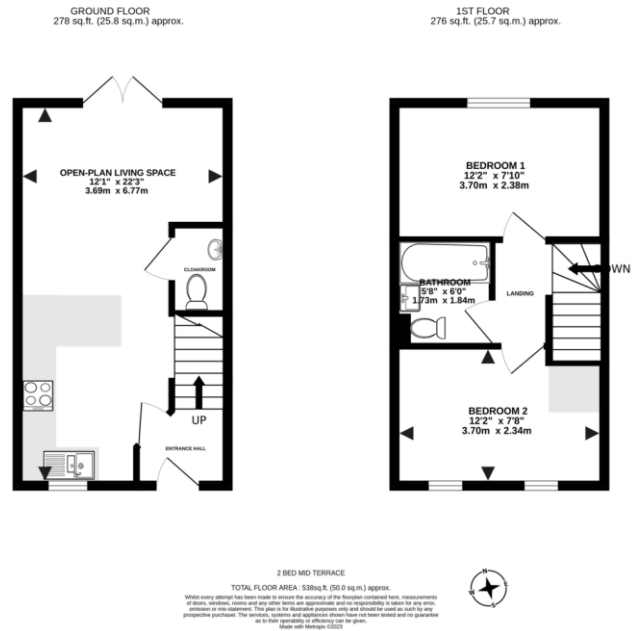
The Kitchen has a breakfast bar, ample work surfaces, fridge/freezer, plumbing for a washing machine and an electric oven, hob and cooker hood. There is also a ground floor cloakroom. Laminate flooring throughout.

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



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**

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

Tel **01392 422500**
Email **exeter@completeproperty.co.uk**
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Complete
141 Younghayes Rd
Cranbrook
EX5 7DR

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