



A fabulous, modern Taylor Wimpey End-Terrace Town House with Kitchen/Breakfast Room, Living/Dining Room, Three Bedrooms, one en-suite, Parking and an enclosed rear Garden, in the new town of Cranbrook, CLOSE TO LOCAL SCHOOLS & Town Centre, Country Park, excellent road and rail links to the city of Exeter.

23 Yonder Acre Way | Cranbrook | Exeter | EX5 7FZ

complete.
thoroughly good property agents

**PROPERTY TYPE**

End Terrace Town House
Freehold

**SIZE**

1,162 sq ft

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

3

**RECEPTION ROOMS**

1

**BATHROOMS**

3

**WARMTH**
Community Central
Heating**PARKING**

Allocated Parking

**OUTSIDE SPACE**
Garden**EPC RATING**

86 B

**COUNCIL TAX BAND**

D

**in a nutshell...**

- Modern Taylor Wimpey Town House
- Three Bedrooms
- Kitchen/Breakfast Room
- Living Room overlooking Garden
- En-suite Shower, Bathroom & Cloakroom
- Close to new Town Centre
- Close to Schools, public transport & Country Park
- Easy access to M5 & A30
- Off Road Parking
- Popular FAMILY HOME style





the details...

A fabulous, modern, end-terrace town house with three bedrooms, one en-suite, parking and an enclosed rear garden, in the new town of Cranbrook, with excellent road and rail links to the city of Exeter.

Inside, it is immaculately presented with stylish décor throughout, it feels warm and welcoming with community central heating and double-glazing and is arranged over three floors offering spacious accommodation, ideal for a family.

The accommodation comprises, on the ground floor, an entrance hallway with a tiled floor, a staircase rising to the first floor with a cupboard beneath, and a convenient cloakroom with a WC and basin, a fabulous kitchen/breakfast room with a modern fitted kitchen in gloss white that has plenty of worktop and cupboard space, feature lighting and tiled splash backs, a double oven, ceramic hob and integrated appliances including a dishwasher, washing machine and fridge/freezer. There is floor space for a breakfast table if required, and completing the ground floor is a wonderful living/dining room with plenty of natural light from patio doors to the garden, and a bespoke, tv and shelving unit.

Upstairs, on the first floor, there are two light and airy bedrooms, a large double and a good single currently used as a study, plus a family bathroom containing a modern white suite comprising a bath with a shower above, a pedestal basin, a WC, and a chrome heated towel rail. The stairs continue up from the spacious landing to the top floor where there is a cupboard off the landing and the principal bedroom which is an excellent double with a dormer window to the front, a built-in wardrobe, and an en-suite shower room containing a rainfall shower, a basin, a WC, a chrome heated towel rail and a skylight providing natural light.

Outside, the rear garden is beautiful, requires minimal maintenance, and is fully enclosed making it safe for both children and pets. There is a paved patio, an artificial lawn and a terrace of timber decking, making a great outside space for entertaining, be it a barbecue or alfresco dining.

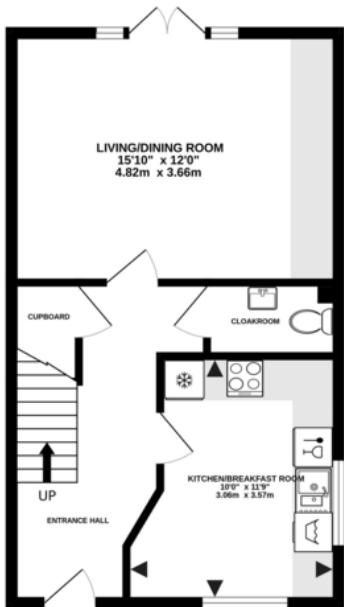
There are timber-edged beds of plants and shrubs, and a gate at the rear provides alternative access and leads to the parking area where there are two numbered spaces with more on-road parking if required.

Tenure: Freehold
Council Tax Band D

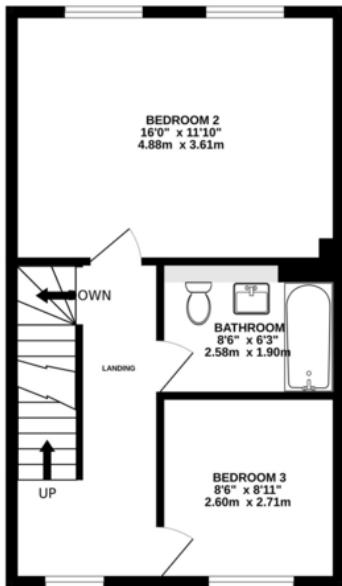


the floorplan...

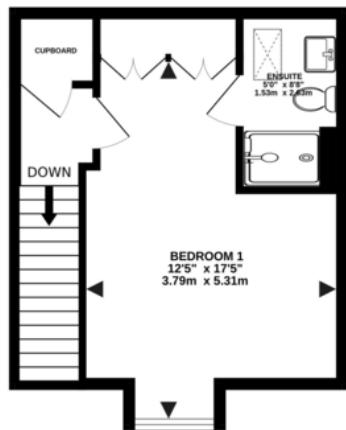
GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



2ND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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 10 minutes walk away connecting to the city centre. 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 1.2 miles

Town centre: 1.2 miles

Supermarket: Sainsburys 5.2 miles

Relaxing

Beach: Exmouth 13.1 miles

Country Park: 0.8 mile

Cranberry Farm Pub & Restaurant: 0.4 miles

Travel

Bus stop: Approximately 300ft

Train station: Cranbrook 1.4 miles

Main travel link: M5 4.5 miles

Airport: Exeter 3.4 miles

Schools

St Martin's Primary School: 1.3 miles

Cranbrook Education Campus: 0.4 mile

Please check Google maps for exact distances and travel times. **Property postcode: EX5 7FZ**



how to get there...

From our Cranbrook office proceed along Younghayes Road, continue onto Tillhouse Road and then into Yonder Acre Way.



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

Tel 01392 422500
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