



A fabulous, end-terraced property with two double-bedrooms, an enclosed rear garden and parking, conveniently located walking distance from the shops, amenities and country park in the town of Cranbrook, with excellent road and rail links to the city of Exeter.

38 Alford Pasture | Cranbrook | Exeter | EX5 7EB



**PROPERTY TYPE**

End Terrace Home
Freehold

**SIZE**

581 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**

81 B

**COUNCIL TAX BAND**

B

**in a nutshell...**

- Modern End Terraced Home
- Two Double Bedrooms
- Open Plan Living
- Kitchen & Dining Space
- Lovely Garden
- Off Road Parking for 2 cars
- Bathroom & Cloakroom
- Close to New Town Centre & Shops
- Easy Access to M5 & A30
- IDEAL FIRST HOME



the details...

A fabulous End-Terraced HOME with two double-bedrooms, an enclosed rear garden and parking, conveniently located walking distance from the shops, amenities and country park in the town of Cranbrook, with excellent road and rail links to the city of Exeter.

A paved path leads to the entrance, beside a low-maintenance front garden space. Inside, it is beautifully presented with light and neutral décor throughout, giving a contemporary feel and is warm and welcoming with community central heating and double glazing.

The ground floor is a fabulous, modern, open-plan living space with plenty of natural light from a bay window to the front and a window and French doors to the rear garden. It has an attractive grey, oak-effect laminate floor and a convenient ground-floor cloakroom with a hidden-cistern WC and a wash-hand basin. There is room for a dining table and seating ideal for any occasion and the French doors extend the inside space outside into the garden. A carpeted, turning staircase rises to the first floor with a handy storage area beneath.

The kitchen area is modern with plenty of worktop space and an elegant range of gloss-grey fitted units with matching wall cabinets providing ample cupboard space, complete with under-cabinet feature lighting. It has a built-in fan-oven with a ceramic hob, glass splashback and stainless-steel extractor hood above, a stainless-steel sink with a mixer tap beneath the window, and an integrated washing machine and fridge/freezer.

Upstairs, the main bedroom is spacious with a storage cupboard above the stairs and a wide window to the rear. The second bedroom is another double, filled with light from a wide window to the front, and the family bathroom is modern with a tiled floor and part-tiled walls, containing a centre-fill bath with a shower and glass screen above, a WC & hand wash basin. The landing has a hatch in the ceiling providing access to the loft space where there is additional light storage.

Outside, the rear garden is a good size and is low maintenance with lawn & patio, making a great outside space for entertaining, be it a barbecue or alfresco dining. A timber shed provides storage for garden furniture, there is an outside tap for convenience and the garden is fully enclosed by timber fencing it is safe for both children and pets. A gate leads to the driveway providing parking for two cars.

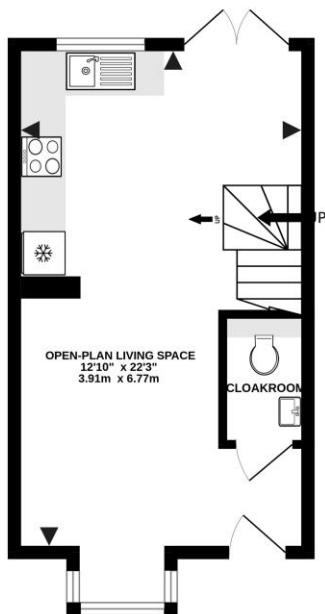
Tenure: Freehold

Council Tax Band: B

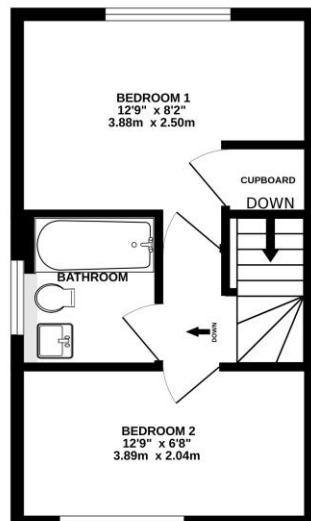


the floorplan...

GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
290 sq.ft. (27.0 sq.m.) approx.



2 BED END TERRACE HOUSE

TOTAL FLOOR AREA: 581sq.ft. (54.0 sq.m.) approx.

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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. As Cranbrook grows so do the facilities, already having a thriving community with the Younghayes Centre at its heart.

Shopping

Late night pint of milk: Co-op 0.6 miles
Supermarket: Sainsburys 4.8 miles/Aldi 4.7 miles
Exeter City Centre: 6.5 miles

Relaxing

Beach: Exmouth 12.7 miles
Country Park: 0.2 miles
Play Park: 0.8 miles

Travel

Train station: Cranbrook 0.9 miles
Main travel link: M5 3.3 miles
Airport: Exeter 2.2 miles

Schools

St Martin's C of E Primary School: 0.8 miles
Cranbrook Educational Campus: 0.7 miles

Please check Google maps for exact distances and travel times.

Property postcode: EX5 7EB

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