



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



thoroughly good property agents



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.

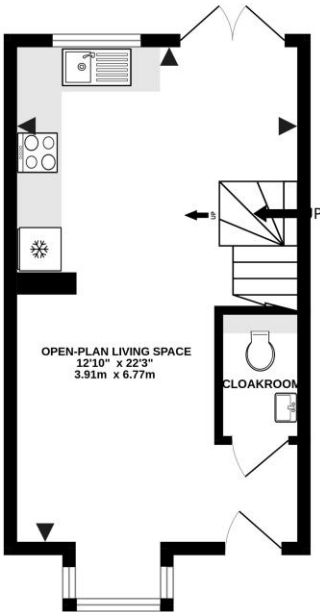
Outside, the rear garden is a good size and is low maintenance with lawn & patio, making a great outside space for entertaining, be it a barbecue or alfresco dining. A timber shed provides storage for garden furniture, there is an outside tap for convenience and the garden is fully enclosed by timber 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

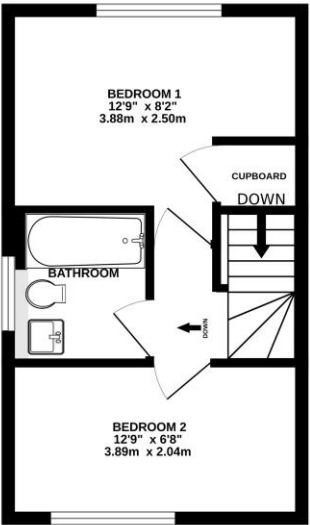


the floorplan...

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix C2023



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

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

Tel 01392 422500
Email exeter@completeproperty.co.uk
Web completeproperty.co.uk

Complete
141 Younghayes Rd
Cranbrook
EX5 7DR

Are you selling a property too? Call us to get a set of property details like these...



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under

any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



selling

letting

land &
new homes

signature
homes

complete.