



A fabulous, modern, semi-detached family home with three bedrooms, en-suite shower room, a generous kitchen/diner, living room, cloakroom, enclosed rear garden and parking, conveniently located a short distance from the shops, schools and amenities, in the new town of Cranbrook, with excellent road and rail links to the city of Exeter.

1 South View Pasture | Cranbrook | Exeter | EX5 7BZ

complete.
thoroughly good property agents

**PROPERTY TYPE**

Semi Detached
Freehold

**SIZE**

973 sq ft



LOCATION
Town



AGE
Modern

**BEDROOMS**

3

**RECEPTION ROOMS**

1

**BATHROOMS**

2

**WARMTH**

District Heating System

**PARKING**

Off Road Parking

**OUTSIDE SPACE**

Garden

**EPC RATING**

85 B

**COUNCIL TAX BAND**

D

**in a nutshell...**

- Semi-Detached Family House
- Three Double Bedrooms
- En-Suite Shower Room
- Generous Kitchen/Dining Room
- Living Room
- Cloakroom
- South Facing Garden
- Driveway Parking for 2 Cars
- Close to Local Amenities & School
- Excellent Road & Rail Links





the details...

Check out this fabulous, modern, semi-detached family home with three bedrooms, one en-suite, an enclosed rear garden and parking, conveniently located a short distance from the shops, schools and amenities, in the new town of Cranbrook, with excellent road and rail links to the city of Exeter.

Inside, it is beautifully presented with light and neutral décor throughout, and it feels warm and welcoming with community central heating and double-glazing.

The accommodation comprises, on the ground floor, an entrance hallway with an elegant porcelain tiled floor, a convenient ground floor cloakroom with a WC and basin, and a staircase rising to the first floor. The tiled flooring continues into a spacious kitchen/dining room with loads of natural light from dual-aspect windows and patio doors to the rear garden, with a modern fitted kitchen that has plenty of worktop and cupboard space, under-cabinet and plinth feature lighting and a comprehensive range of integrated appliances including an eye-level double-oven, ceramic hob, dishwasher, washer/dryer and a fridge/freezer. Completing the ground floor is a generously proportioned living room with a bay window to the front and patio doors to the rear garden.

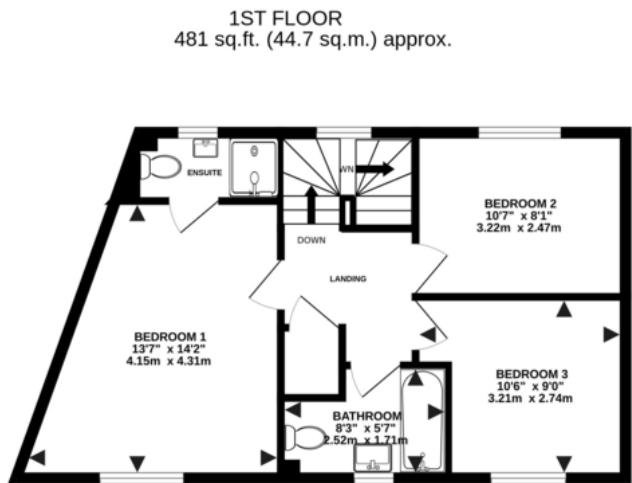
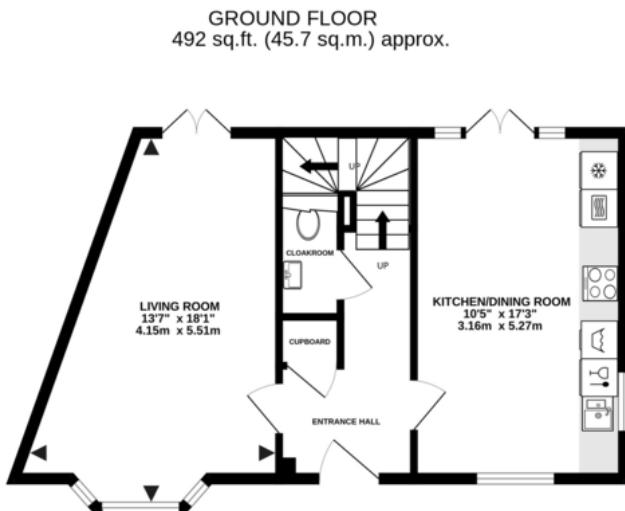
Upstairs, the principal bedroom is a spacious double with an en-suite containing a rainfall shower, a WC, a basin, and a chrome heated towel rail. There are two further bedrooms, both double-sized one currently used as a dressing room/study. Completing the accommodation is a family bathroom containing a bath with a shower over, a WC, a basin and a chrome heated towel rail; the landing has a built-in cupboard.

Outside, the rear garden is a reasonable size, faces south, and is fully enclosed making it safe for both children and pets. There is a paved patio, great for a barbecue, and a lawn, with an outside tap for convenience. A gate at the side provides access to the tarmac driveway where there is space for two cars.

Tenure – Freehold
Council Tax Band - D



the floorplan...



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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 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 highly regarded primary and secondary schools. Arriving soon a new town centre, shops and Morrisons supermarket.

Shopping

Late night pint of milk: Co-op 0.3 miles

Town centre: 0.3 miles

Supermarket: Aldi 3.8 miles

Relaxing

Beach: Exmouth 11.5 miles

Park: 0.2 miles

Travel

Bus stop: Younghayes Road 140 yards

Train station: Cranbrook 0.7 miles

Main travel link: M5 3.2 miles

Airport: Exeter 2.3 miles

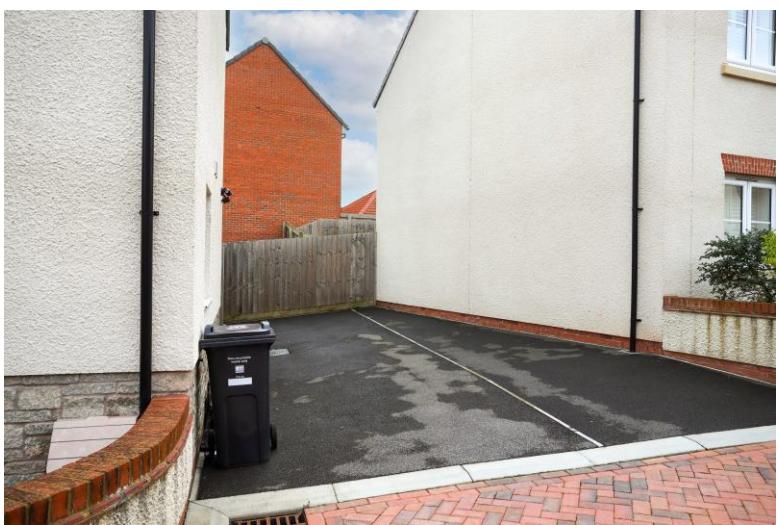
Schools

St Martins Primary School: 0.3 miles

Cranbrook Education Campus: 1.4 miles

Please check Google maps for exact distances and travel times.

Property postcode: EX5 7BZ





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