



CHECK OUT this modern FAMILY HOME. Located on a pedestrian walk through, off Badger Way, just a short hop from the new Town Centre, local shops, schools, public transport & country park. The house is set off the road, giving privacy and benefits from a Living Room, Kitchen/Dining Room, Three Bedrooms, En-suite, Large Garden & Parking

7 Holly Lane | Cranbrook | Exeter | EX5 7FY





PROPERTY TYPE

End Terrace House  
Freehold



SIZE

743 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Electric Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

83 B



COUNCIL TAX BAND

C



### in a nutshell...

- End Terrace FAMILY HOME
- Pedestrian walkway off road - privacy
- Three Bedrooms
- Living Room
- Kitchen/Dining Room
- Spacious Garden
- Off Road Parking
- Close to new Town Centre
- Local Schools, Shops, Amenities & Country Park
- Easy access to public transport, M5 & A30





## the details...

CHECK OUT this LOVELY FAMILY HOME!

Located off the road, via a pedestrian walkway, giving an added sense of privacy, this End Terrace House would make an ideal FAMILY HOME or First Time Buy. Great for Rental Investment too. The new Town Centre and local Pub/Restaurant are just a short walk away as are the local schools, bus stop and Country Park.

Set back with town garden frontage, you enter the property into the hallway where stairs rise to the first floor, there is a cloakroom with WC and basin and a door into the living room, which has plenty of space and a window overlooking the front. A door leads into the kitchen/dining room, which has space for a dining table and chairs, a window giving extra natural light overlooking the garden and French doors leading onto the rear garden. The modern kitchen is fitted with an electric hob, oven, cooker hood, space and plumbing for a washing machine and dishwasher and space for a fridge/freezer. .

The first floor has three bedrooms, the main room overlooking the front and two others overlooking the rear. There is a family bathroom and an en-suite shower room.

Outside to the rear is a larger than average enclosed garden with a large shed with electric. The garden faces East by South, so enjoys plenty of sunshine. An added extra space can be found to the side with gated access too and off-road Parking for 2 cars to the rear.

Well worth a look!

Tenure - Freehold

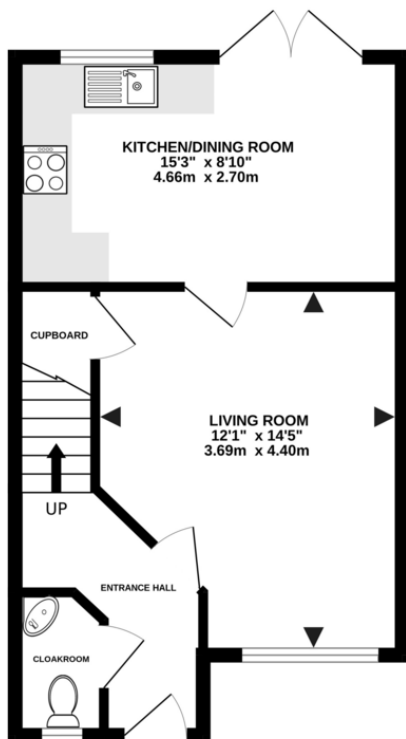
Council Tax Band – C

Broadband & Mobile Signal – please visit <https://checker.ofcom.org.uk> to check availability

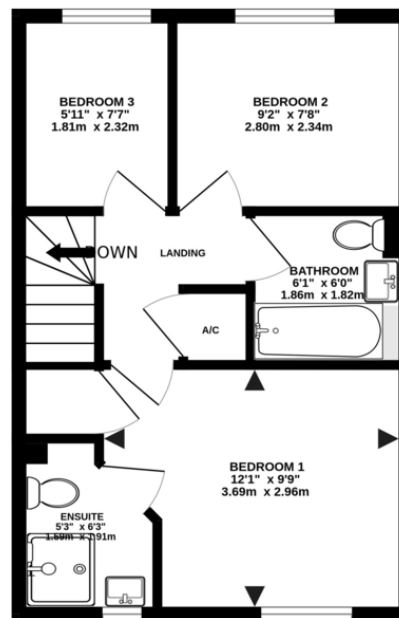


## the floorplan...

GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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.  
Made with Metropix ©2023



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.

## 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 1.1 miles

Town centre: 1.1 miles

Supermarket: Aldi 7.6 miles

### Relaxing

Beach: Exmouth 13 miles

Park: 0.9 miles

### Travel

Bus stop: London Road 0.5 miles

Train station: Cranbrook 1.4 miles

Main travel link: A30 2.5 miles

Airport: Exeter 2.5 miles

### Schools

St Martins Primary School: 1.3 miles

Cranbrook Education Campus: 0.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7FY**

## how to get there...

From our office on Younghayes Road proceed straight continuing into Tillhouse Road and taking a right hand turn in to Court Royal. Continue straight ahead into Court Royal, taking a next left in to Badger Way. Proceed straight ahead where Holly Lane, a pedestrian walkway can be found on the right-hand side.







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

Tel [01392 422500](tel:01392422500)  
Email [exeter@completeproperty.co.uk](mailto:exeter@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://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...

selling

letting

land &  
new homes

signature  
homes

complete.