



Modern FAMILY HOME

CHECK OUT this HOME. Situated at the head of a cul de sac, giving privacy. Located towards the far end of Cranbrook Town, but still close to everything surrounding. Living Room & Kitchen Dining Room, 3 Bedrooms, Bathroom, Cloakroom, Off Road Parking & South facing Garden. Plenty of space & natural light throughout.

11 Lower Three Acres | Exeter | EX5 7DZ



thoroughly good property agents



PROPERTY TYPE

Semi Deatched House



SIZE

732 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON DISTRICT ELECTRIC
HEATING



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

70 (c)



COUNCIL TAX BAND

C



in a nutshell...

- 3 Bedrooms
- Cul de Sac location
- Close to New Town & Amenities
- Kitchen Dining Room
- Living Room
- Bathroom & Cloakroom
- South facing Garden
- Off Road Parking
- Easy Access to local Town, M5 & rail station





the details...

A FAMILY HOME or ideal First Time Buy!

Situated at the head of a cul de sac, giving plenty of privacy, the house is located towards the end of Cranbrook Town, but still within easy reach of the new Town Centre, Pub, Supermarket, Shops, primary and secondary Schools. Country Park and local Rail Station, with Whimple and Rockbeare Villages close by too. London Road allows swift access to the M5 & A30 and Exeter Airport.

The property has a main Living Room the overlooks the front and a spacious Kitchen Dining Room, with modern Kitchen and ample space for a dining table and chairs that overlooks the rear Garden. Here there is also a Cloakroom with toilet and sink.

The first floor has 3 Bedrooms and a Bathroom, all with good natural light. Throughout the house is the EON electric district heating system and a low maintenance South facing Garden with side gated access leads around to the front with Off Road Parking.

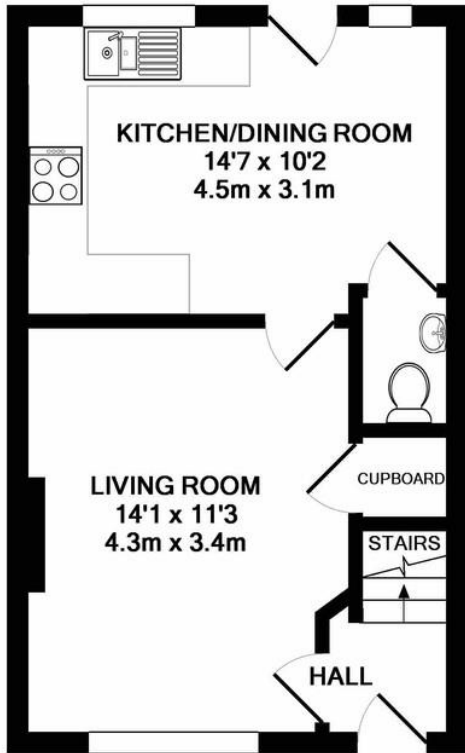
Well worth a look!

Tenure: Freehold
Council Tax Band C

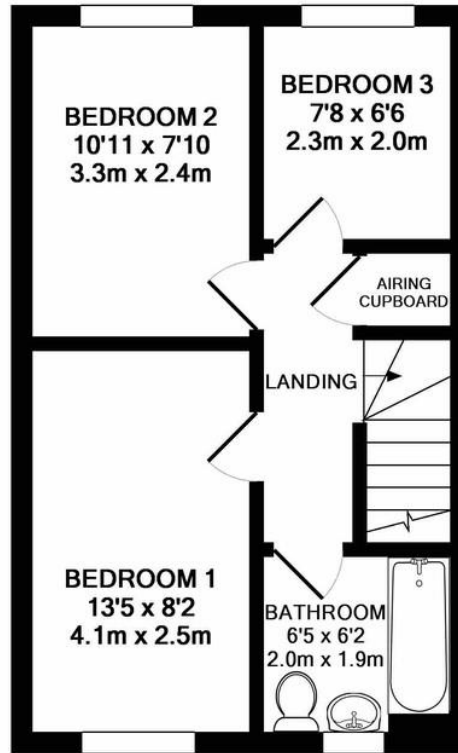
what the owner loves most...

Quiet cul de sac location, with Off Road Parking and quite a good size Garden

the floorplan...



GROUND FLOOR
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 353 SQ.FT.
(32.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 704 SQ.FT. (65.4 SQ.M.)

Floor Areas are approximate.
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bear in mind...

Cranbrook Town, Shops, Town Centre, Supermarket, Pub, Railway Station and Country Park are still close by, as are the Schools, but this property just seems a little quieter

the location...

The popular new town known as Cranbrook is located on the outskirts of the historic city of Exeter, East Devon. 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 and London.

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 a highly regarded primary school & secondary education campus. There is also a new developing Town Centre and Supermarket.

Shopping

Co-op & Post Office
Supermarket TBC
Honiton Town
Exeter City

Relaxing

Beach: Exmouth & Sidmouth
Park & Swings: Lower Three Acres, Hayes Square & Badger Way

Travel

Bus stop: Younghayes Road
Train station: Cranbrook
Main travel link: M5 & A30
Airport: Exeter

Schools

St Martins Primary School:
Cranbrook Education Campus:

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



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

Tel [01392 422500](tel:01392422500)
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