



CHECK OUT this LOVELY Semi-Detached FAMILY home.

Located at the end of a no-through road, there is a sense of privacy, away from the town. Open Plan Living, Kitchen area, plenty of space, 3 Bedrooms, Bathroom & Cloakroom. 2 Parking spots & a nice rear Garden.

29 Chaffinch Rise | Exeter | EX5 7GW



thoroughly good property agents



PROPERTY TYPE

Semi Detached Home



SIZE

646 sq ft



LOCATION

Devon



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON DISTRICT HEATING
SYSTEM



PARKING

Off Road Parking
For two



OUTSIDE SPACE

Garden, Patio



EPC RATING

83(B)



COUNCIL TAX BAND

C



in a nutshell...

- 3 Bedrooms
- Open Plan Live/Eat
- Lounge area & Kitchen Dining space
- Cloakroom & Bathroom
- Lovely Garden & patio
- Off Road Parking X 2
- Close to new Town Centre
- Local Schools, Shops & Country Park
- Easy access to M5 & A30, local Rail Station





the details...

CHECK OUT this LOVELY Semi-Detached FAMILY home.

Located at the end of a no-through road, there is a sense of privacy, away from the town. Close by is the new Town Centre, with upcoming shops and supermarket. Nearby is a local play park for children, bus route, country park, rail station, more shops near the Younghayes Centre and schools.

The property, built by Linden Homes is modern. The Entrance Hall with storage cupboard and Cloakroom, leads on through to the main Open Plan Living Dining and Kitchen.

The lounge area with French doors overlooks and leads out to the rear Garden and patio. Here there is ample room for a sofa.

The modern Kitchen has a range of units, work surfaces and an electric oven, hob and cooker hood with splashbacks, also with space for a dining table.

Here stairs take you to the first floor, where you will find two Bedrooms overlooking the rear Garden, an internal Bathroom and a main Bedroom overlooking the front with additional storage cupboard.

To the front there is Off Road Parking.

Tenure: Freehold
Council Tax Band C



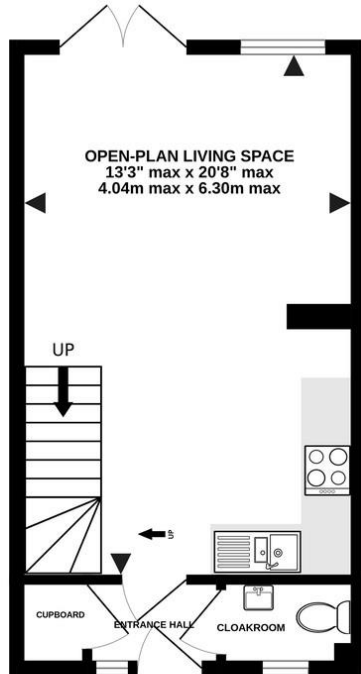
what the owner loves most...

“A quiet no through road location, local play park & Country Park. Parking out the front and a nice Garden for summertime. Plus, the pub is not far!”

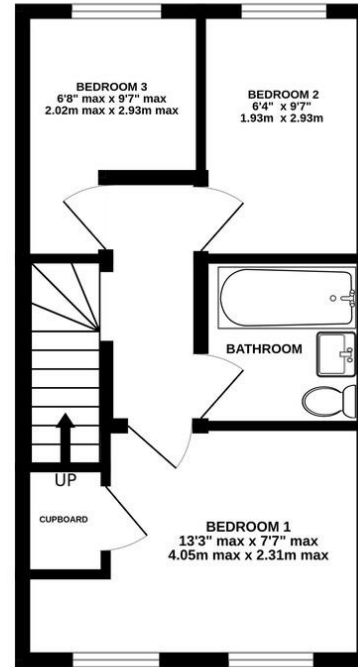


the floorplan...

GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



3 BED SEMI DETACHED

TOTAL FLOOR AREA: 646sq.ft. (60.0 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, 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: 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 7GW](#)



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

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