



Detached FAMILY HOME. Modern house with Countryside Views. Open Plan Live/Eat space, modern Kitchen area, 4 Bedrooms, Bathroom, En-suite Shower, Cloakroom, Gardens, Garage & Parking

27 Tremlett Meadow | Exeter | EX5 7FG





PROPERTY TYPE

Detached House



SIZE

990 sq ft
Not including Garage



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

3



WARMTH

EON District Heating
System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

83 (B)



COUNCIL TAX BAND

D



in a nutshell...

- Bovis Homes build
- 4 Bedrooms
- Spacious Living Dining
- Modern Kitchen
- Countryside Views
- Rear Garden
- Garage & Off Road Parking
- Easy access to new Town Centre
- Local schools, Rail Station & amenities





the details...

Check out this fabulous, modern, detached family home, with four bedrooms, one ensuite, a garage, an enclosed rear garden, and countryside views, in the new town of Cranbrook, with excellent road and rail links to the city of Exeter.

Inside, it is well-presented with light and neutral decor throughout, and it feels warm and inviting with community central heating and double glazing.

The accommodation briefly comprises, on the ground floor, an entrance hallway with a tiled floor that continues throughout the ground floor, a convenient cloakroom, a store cupboard, and a turning staircase, rising to the first floor, a generously sized kitchen, with a modern, fitted kitchen that has loads of worktop and cupboard space, in gloss-white, and boasting a comprehensive range of integrated appliances, including a fridge/freezer, a fan-oven, ceramic hob and filter hood, a dishwasher and a washing machine. A spacious living/dining room has plenty of light from a window and patio doors to the garden, an under-stairs cupboard, and ample of space for a dining table and seating perfect for a dinner party or a family celebration.

Upstairs, the principal bedroom is an excellent double with a built-in wardrobe and a modern ensuite shower room containing a double shower, a basin, a hidden-cistern WC, and a heated towel rail, and there are three further bedrooms, two doubles, one currently used as a dressing room, and a single, at present used as a study, ideal for those working from home, the two bedrooms at the front of the property, enjoying fabulous views over the neighbouring countryside. Completing the accommodation as a family bathroom with a bath, shower and glass screen over, a hidden-cistern WC, a basin, and a chrome heated towel rail.

Outside, the rear garden is a generous size and is fully enclosed making it safe for both children and pets. It is well-maintained, with a level lawn bordered by beds of shrubs, bushes and ornamental trees, and a paved patio is perfect for entertaining, be it a barbecue, or drinks with friends and family. A door leads into the rear of the attached single garage, which has lights, power, and an up and over door to the tarmac driveway, where there is additional parking for one car, with more available on-road if required.



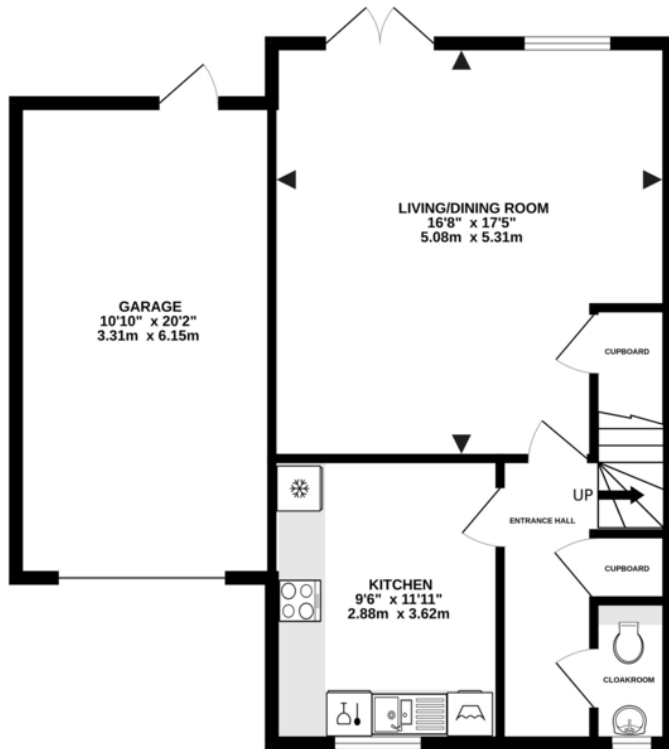
what the owner loves most...

“Lovely Living area overlooking the rear Garden. Plenty of light throughout and a nice view over the Countryside”

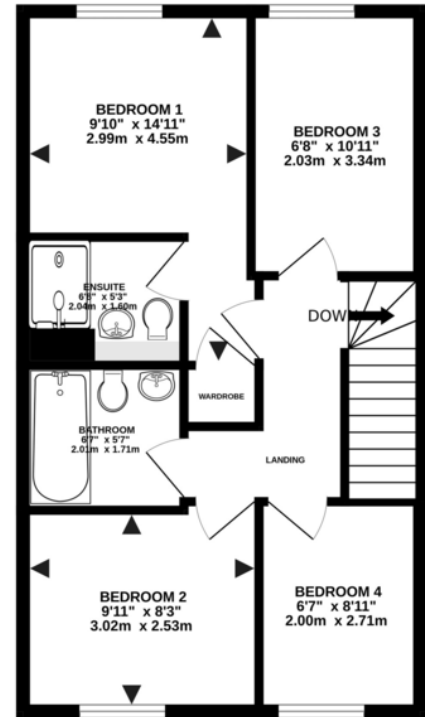


the floorplan...

GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.3 sq.m.) approx.

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bear in mind...

Just a short distance you will find, Dog Walks, Countryside, the local Pub, new Town Centre, Shops, Schools, bus stop, rail station, chemists, takeaway food, doctors and more, with easy access to M5, A30, Exeter and the coast/beaches.



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 7FG](#)



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