



CHECK OUT this LOVELY modern, end-terrace FAMILY HOME. Landscaped rear Garden, Garage & Parking. 3 Bedrooms, modern Kitchen, Living/Dining Room, En-suite & Bathroom + Cloakroom. In a convenient position, a short walk from the shops, country park, schools, rail station & amenities. Well worth a look!

152 Younghayes Road | Exeter | EX5 7DU



thoroughly good property agents



PROPERTY TYPE

End Terraced House



SIZE

920 sq ft
Including Garage



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating
System Electric.



PARKING

Garage under Coach
House, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

79(C)



COUNCIL TAX BAND

C



in a nutshell...

- Immaculately presented
- Living Dining Room
- Modern spacious Kitchen
- 3 Bedrooms
- Landscaped Rear Garden
- Garage & Parking
- En-suite Shower, Bathroom & Cloakroom
- Close to new Town Centre. Shops & amenities
- Local Rail Station, park/swings & Schools





the details...

A modern, end-terrace family home with three bedrooms, a garage, and an enclosed rear garden, in a convenient position, a short walk from the shops and amenities in the centre of the new-town of Cranbrook.

A paved path leads to the entrance beside the low maintenance front garden with railings and beds of gravel.

Inside, the property is well-presented with light and neutral decor throughout and feels warm and welcoming.

The entrance hallway has an oak-effect vinyl floor and a convenient ground-floor cloakroom, with a WC and basin and plenty of hanging space for winter coats.

The flooring continues into the kitchen which is a good-size and has plenty of worktop space along three sides. A range of light, wood-effect, high- and low-level units, with matching wall-cabinets, provide plentiful cupboard space, complete with tiled splashbacks. Well-equipped, there is a built-in fan-oven with an electric hob and extractor fan above and there is an integrated washer/dryer, dishwasher, and fridge/freezer, hidden within the units.

A decent-sized living/dining room is filled with light from a south-facing window and French doors in the garden. There is a handy understairs cupboard and plenty of room for a dining table and chairs for four, ideal for any occasion.

Upstairs the master bedroom is a spacious double with an over-stairs wardrobe area and an ensuite shower room containing a shower, a WC and a pedestal basin. There are two further bedrooms, a double and a single, both light and airy. The landing has a storage cupboard and a hatch in the ceiling providing loft access, where there is additional light storage.

Outside, the garden is manageable size with a terrace of timber decking, perfect for outside dining or a family barbecue. A gently sloping lawn leads to a further terrace of decking and there are timber-edged planters with shrubs and flowers. Fully-enclosed it is safe for both children and pets, a gate at the side provides access to the front ideal for transferring the recycling to the roadside for routine collection. There is an outside tap for convenience and a garage to the rear of the property has an up and over door, storage above in the rafters and an additional numbered parking space just across the courtyard, with additional parking on-road at the front of the property or nearby.

Tenure: Freehold
Council Tax: Band C



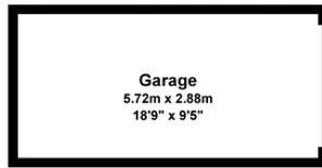
what the owner loves most...

“We love our rear Garden, which catches the sun and sunset on the terrace. The parking at the back under the Coach House makes it easy and the Living area over the Garden is nice for the summer parties!”

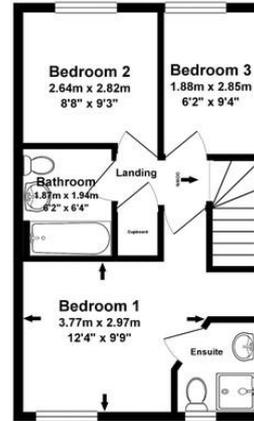


the floorplan...

Ground Floor 51.00 sq. m.
(548.97 sq. ft.)



1st Floor 34.46 sq. m.
(370.96 sq. ft.)



TOTAL FLOOR AREA : 85.46 sq. m. (919.94 sq. ft.) 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.
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bear in mind...

Everything is around you here. Shops, Schools, Public Transport, Rail station, Countryside and easy access to the M5, A30, Exeter Airport and the coastal Towns like Sidmouth, Exmouth and Torbay



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 7DU](#)



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

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