



## Semi Detached FAMILY HOME

CHECK OUT this LOVELY Semi-Detached HOME. Located in the heart of Cranbrook Town, just a short walk from the new Town Centre, Country Park, School & bus route. 2 Bedrooms, Open Plan Live Eat, living space overlooking the Garden. Plenty of natural light. Bathroom & Cloakroom, Parking. Front & side Garden!

4 Luccombe Oak | Exeter | EX5 7FR



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

538 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON Electric District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Large Garden, Balcony, Patio



EPC RATING

81 (B)



COUNCIL TAX BAND

B



### in a nutshell...

- Ideal First Time Buy
- Potential Rental Investment
- Open Plan Live/Eat
- Lounge area overlooking Garden
- 2 Double Bedrooms
- Larger than average rear Garden & Front
- Off Road Parking
- Close to new Town Centre & Pub
- Local Shops, Schools, Bus. Rail station







## the details...

CHECK OUT this Semi Detached HOME!

Ideal First Time Buy or Rental Investment

A fabulous, modern, semi-detached property with two double bedrooms, parking and a Southeast-facing Garden, in the new town of Cranbrook, with excellent road and rail links to the city of Exeter, local country park, schools, new town center, local pub & restaurant, bus links and rail station to Exeter & London.

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

The accommodation comprises on the ground floor, an entrance hallway with a staircase to the first floor. The Open Plan Live/eat space has a Lounge area overlooking the rear Garden and a modern fitted kitchen with plenty of worktop and cupboard space, a breakfast bar ideal for mealtimes, a fan-oven, electric hob, floor space for an upright fridge/freezer, and space with plumbing for a washing machine.

There is a convenient ground-floor cloakroom with a WC and basin, a storage area beneath the stairs.

Upstairs, there are two excellent double bedrooms and a family bathroom containing a white suite comprising a bath with a shower over, a WC, a basin and a heated towel rail.

Outside, the rear garden is fully enclosed making it safe for children and pets. It is southeast facing, enjoying long hours of summer sunshine. There is a paved patio, great for alfresco dining or a barbecue, a lawn, an outside tap and splashproof sockets for convenience and a gate at the side provides alternative access.

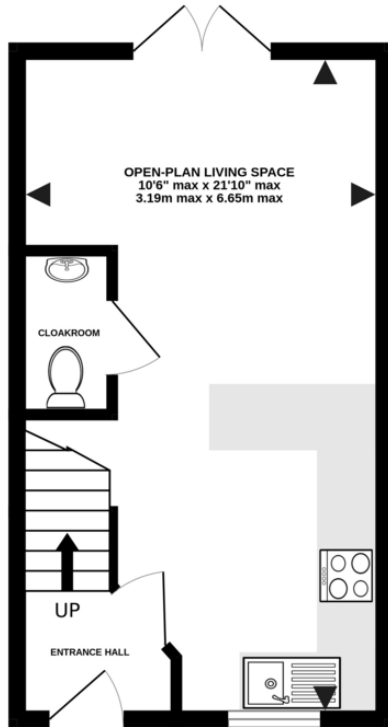
There is one off-road parking space and an area of front Garden with side access, setting the house back from the road, with more parking on-road nearby if required.

Tenure: Freehold

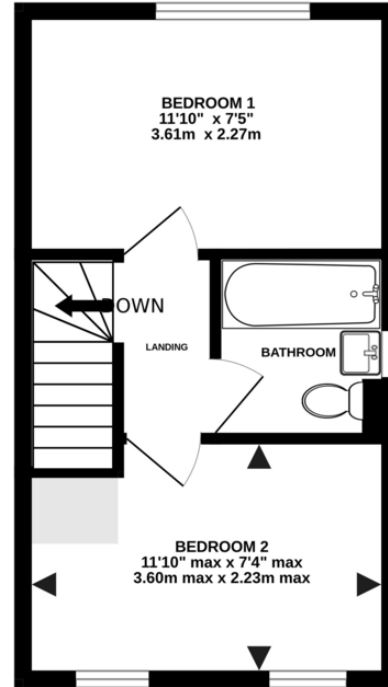
Council Tax Band: B

## the floorplan...

GROUND FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR  
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA: 538sq.ft. (50.0 sq.m.) approx.

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bear in mind...

Bigger than average Garden, front, side and rear!





## 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 7FR**





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

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