



Semi Detached Home

A modern semi-detached property with two double bedrooms, spacious open plan Living, modern Kitchen, a low maintenance rear Garden and Off Road Parking, within easy reach of local amenities, schools, shops, country park and transport links. Perfect first home, or rental investment property

7 Old Garden Pasture | Exeter | EX5 7BN



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

825 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, Patio



EPC RATING^{7z}

77 C



COUNCIL TAX BAND

C



in a nutshell...

- Semi-detached house
- Off-road parking
- Separate modern kitchen
- Open plan living and dining area
- Enclosed low maintenance rear garden
- Modern family bathroom
- Within easy reach of Cranbrook train station
- Perfect first home or investment property





the details...

This modern two-bedroom semi-detached home is ideally situated in the sought-after location of Cranbrook, Exeter, offering a perfect blend of contemporary living and convenience.

As you step inside, you'll be greeted by a separate kitchen with ample storage, and sleek work surfaces, making meal preparation a delight. It's thoughtfully designed to cater to all your culinary needs while maintaining a sleek aesthetic.

To the rear of the property sits a stylish open-plan living and dining area, bathed in natural light and designed with modern living in mind. The French doors add a charming touch, opening onto a low-maintenance rear garden that promises serene outdoor moments and effortless entertaining.

Upstairs, the property boasts two generously sized double bedrooms, each offering a tranquil retreat with plenty of space for personal touches. The family bathroom complements these rooms perfectly, equipped with modern fixtures and fittings to ensure a relaxing environment for all.

Externally, the home benefits from off-road parking, adding to the convenience this property offers. Whether you're a professional looking for easy access to the city or a small family in search of a peaceful neighborhood, this home in Cranbrook meets all your needs with its primary location and modern amenities.

Council Tax Band: C

Tenure: Freehold

EPC Rating: C



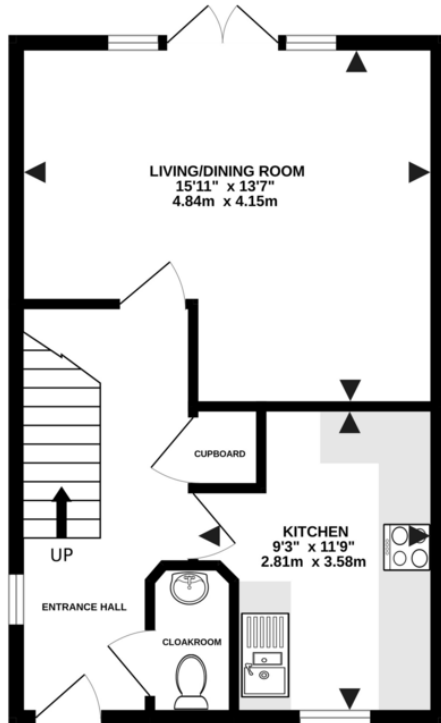
what the owner loves most...

“This really is a tucked away cul de sac location, almost away from it all, but just so close to it all.”

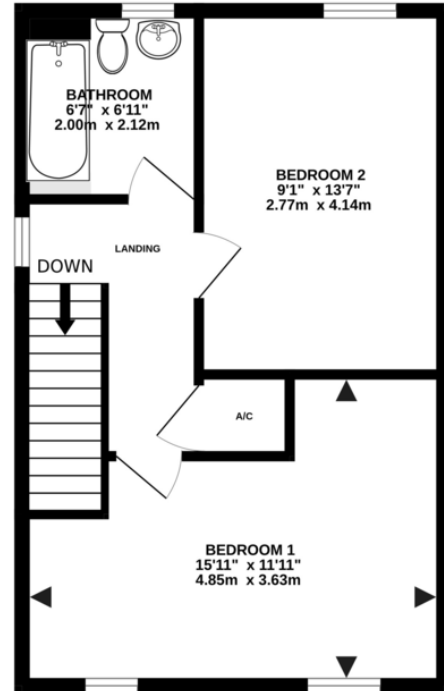


the floorplan...

GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 825 sq.ft. (76.6 sq.m.) approx.

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bear in mind...

This a lovely First Time Home or potential Buy to Let Investment. Just a short hop from the town center and local Country Park

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 7BN



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

Tel [01392 422500](tel:01392422500)
Email exeter@completeproperty.co.uk
Web completeproperty.co.uk

Complete
141 Younghayes Rd
Cranbrook
EX5 7DR

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