



Semi-detached Townhouse

A modern semi-detached townhouse with three Bedrooms, open plan Lounge & Kitchen, an enclosed rear Garden, Parking, potential to extend, in a quiet position in the new town of Cranbrook, close to local pubs and amenities, and with excellent road and rail links to the city of Exeter.

8 Beech Road | Exeter | EX5 7FU



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

811 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Electric Heating



PARKING

Off Road Parking, Allocated Parking



OUTSIDE SPACE

Garden, Large Garden, Patio



EPC RATING

83(B)



COUNCIL TAX BAND

C



in a nutshell...

- Accommodation arranged over three floors
- 3 Bedrooms
- Modern fitted kitchen
- Open plan kitchen/living space
- Off Road Parking
- South facing garden
- Quiet position
- Views over the surrounding countryside
- Excellent road and rail links





the details...

A modern semi-detached townhouse with three bedrooms, an enclosed rear garden, parking, and potential to extend, in a quiet position in the new town of Cranbrook, close to local pubs and amenities, and with excellent road and rail links to the city of Exeter.

A paved path leads to the entrance sheltered beneath a glass storm porch beside the front garden with beds of shrubs and plants. Inside, it is well-presented, feels warm and welcoming and is arranged over three floors offering versatile accommodation for a growing family.

The entrance hallway has a tile-effect vinyl floor which continues throughout the ground floor. A carpeted staircase rises to the upper floors and a door leads into a modern open-plan living space which has plenty of light from a window to the front and French doors to the rear garden. The kitchen area has plenty of worktop space and a modern range of white base and drawer units with matching wall-cabinets, providing ample cupboard space. There is a built-in fan-oven with an electric hob, stylish mosaic-tiled splashback and integral extractor hood above, the heat exchanger, for the community heating and hot water, is hidden within a matching wall-cabinet and there is floor space for a large American-style fridge/freezer, and space with plumbing beneath the worktop for a washing machine.

A convenient ground-floor cloakroom has a WC and basin, beside a storage area beneath the stairs and the living area has a papered feature wall and French doors that extend the inside space outside into the garden.

Upstairs, on the first floor there are two light and airy bedrooms, a good double with stylish décor and a window to the rear and an L-shaped single with two windows to the front. A bathroom contains a modern suite comprising a bath with a shower above, a pedestal basin and a WC, all in white and a staircase continues up to the top floor where, off the landing, there is a deep store cupboard, and a door into the master bedroom which is a spacious double, filled with light from three Velux skylights in its vaulted ceiling, from where there are views over rooftops to the surrounding countryside.

Outside, the rear garden is south-facing and surprisingly large, fully-enclosed making it safe for children and pets, and is a project in progress, partially landscaped with potential to create a fabulous outside space. A gate provides alternative access to the front where there are two tarmac parking spaces. There is also potential to extend into the rear garden, as the neighbouring property has already done.

TENURE- Freehold
Council Tax Band C



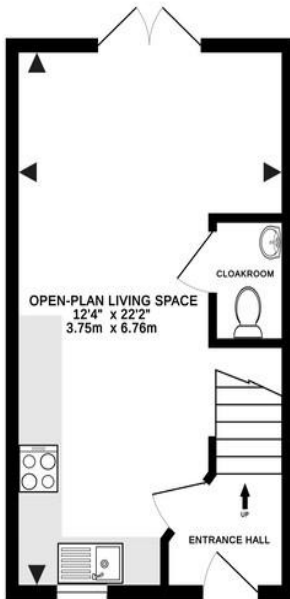
what the owner loves most...

“Nice open plan living, with a spacious Garden, bigger than normal. Close to the local pub and town Centre”

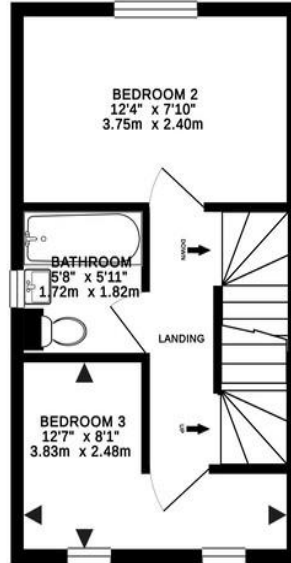


the floorplan...

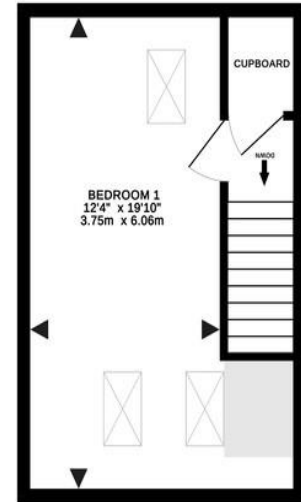
GROUND FLOOR 281 sq. ft.
(26.1 sq. m.)



1ST FLOOR 281 sq. ft.
(26.1 sq. m.)



2ND FLOOR 250 sq. ft.
(23.2 sq. m.)



TOTAL FLOOR AREA : 811 sq. ft. (75.4 sq. m.) approx.

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bear in mind...

3rd Bedroom would make a great home office or walk in wardrobe!



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 7FU](#)



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