



## Modern Semi Detached Home

CHECK OUT this modern Semi-Detached FAMILY HOME. Separate Living Room & Kitchen Dining Room, 2 Bedrooms, Bathroom & Cloakroom. Spacious Garden, Off Road Parking x2. Well-presented throughout, plenty of natural light. Close to new Town Centre, local shops, schools, bus route & train station. July/August COMPLETION

2 Mulberry Road | Exeter | EX5 7FS

**complete.**

thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

624 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

82(B)



COUNCIL TAX BAND

C



### in a nutshell...

- 2 Bedrooms
- Living Room
- Kitchen Dining Room
- Off Road Parking
- Spacious Garden
- Bathroom & Cloakroom
- Close to New Town Centre
- Local Transport
- Country Park & Local Schools







## the details...

CHECK OUT this modern Semi Detached Home is located just a short walk away from the local Community College School, public transport, Cranberry Farm Pub and the newly Town Centre.

Set back from the road with Garden and off road Parking the entrance Hall leads through to the Living Room with a window overlooking the front Garden. The Kitchen Breakfast Room overlooks the rear Garden and has French doors that lead out. There is a range of modern base and wall units, with work surfaces, splashbacks, an electric oven/grill, electric hob and cooker hood, with space for a fridge freezer and plumbing for a washing machine. Another window gives extra natural light overlooking the rear Garden.

The first floor has two double Bedrooms both with plenty of light and a Bathroom with bath, toilet and hand basin.

To the front there is a Garden area with an private off road parking space and side gated access leads to the rear Garden.

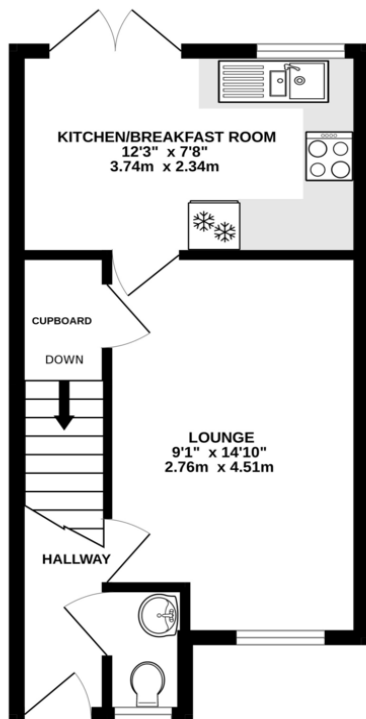
A well presented home ideal for First Time Buyers or Buy to Let Investors.

Property Tenure: Freehold  
Council Tax Band C

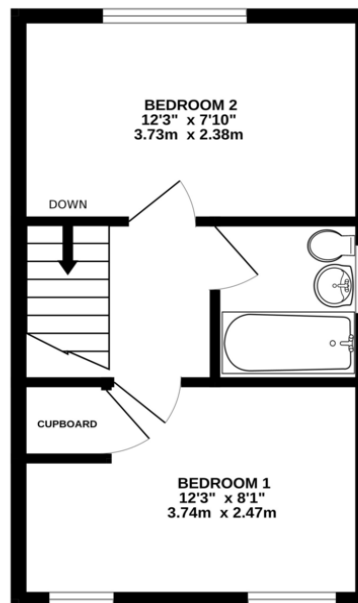


## the floorplan...

GROUND FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



### 2 BEDROOM MID TERRACE

TOTAL FLOOR AREA : 613 sq.ft. (57.0 sq.m.) approx.

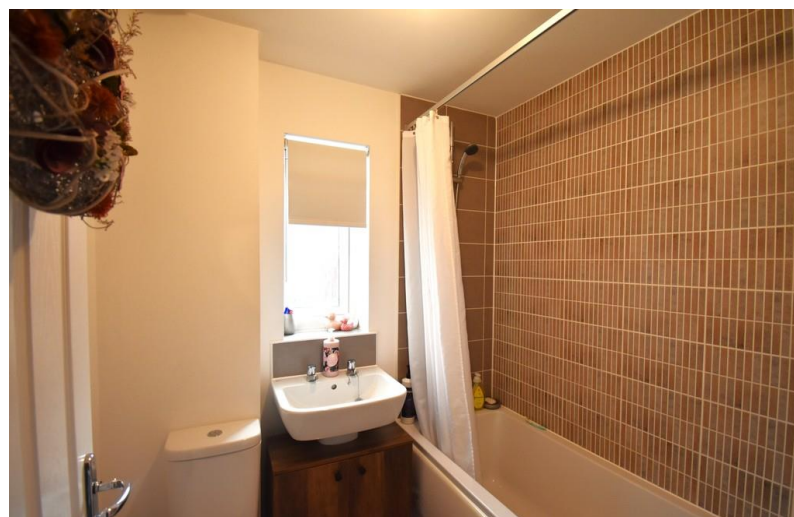
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## the location...

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 7FS







The Property  
Ombudsman

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