



Semi Detached HOME

CHECK OUT this modern Semi-Detached family HOME. Ideal First Time Buy or Rental Investment. Living Room, Kitchen Dining Room, Cloakroom & Bathroom. 2 double-Bedrooms, enclosed rear Garden and Parking. Convenient location with easy access to the country park, schools, shops rail station & amenities,

7 Yarlinton Mill | Exeter | EX5 7FJ



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, Large Garden, Patio



EPC RATING

81 (B)



COUNCIL TAX BAND

C

in a nutshell...

- IDEAL FIRST TIME BUY
- Rental Investment
- 2 Bedrooms
- Living Room
- Kitchen Dining Room
- Off Road Parking
- Garden
- Close to Country Park
- Local shops, schools, transport





the details...

A modern semi-detached family home with two double-bedrooms, an enclosed rear garden and parking, in a convenient location with easy access to the country park, shops and amenities in the new-town of Cranbrook.

A paved path leads to the front door beside a tarmac driveway providing parking for at least one car and a front garden.

The entrance hallway is carpeted, with a staircase rising to first-floor, a fitted storage unit for shoes, and a convenient ground-floor cloakroom containing a WC and basin with a decoratively-tiled splashback. Inside it is well-presented with light and neutral decor throughout and feels warm and welcoming.

The living room is a good size with plenty of light from a window to the front and has an understairs store cupboard.

The kitchen/dining room offers plenty of light from French doors and a window to the garden. The modern fitted kitchen provides plenty of worktop space on three sides with tiled splashbacks and a range of contemporary fitted units, with wall-cabinets, providing plenty of cupboard space. There is floor space for an upright fridge/freezer, a built-in fan-oven with a electric hob and integral cooker hood above and floor space for a dining table with seating for four, ideal for any occasion.

Upstairs, the master bedroom is a spacious double and the second bedroom is another generously-proportioned double with a wardrobe above the stairs and plenty of light from two windows to the front. The bathroom has a modern suite with a bath, a shower above, a hand basin and a WC, all in white. A hatch in the landing ceiling provides access to the loft space where there is additional light storage for Christmas decorations, packing boxes and the like.

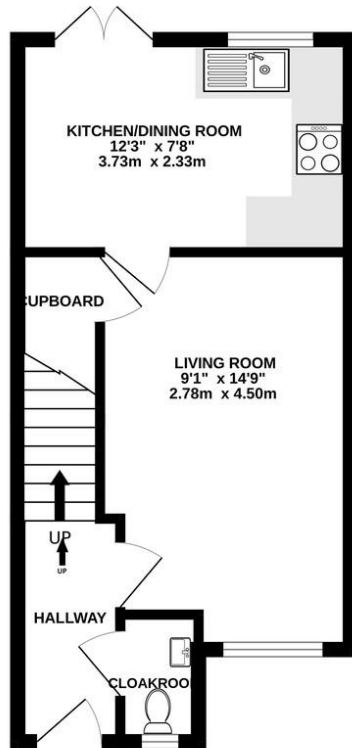
Outside, the rear garden is well-maintained and a decent size with a small patio area makes a nice outside space for alfresco dining or a family barbecue. There is a level lawn and area with side gated access. A paved path runs along the side of the property with a gate to the driveway providing alternative access, and fully-enclosed the garden is safe for both children and pets.

Tenure: Freehold

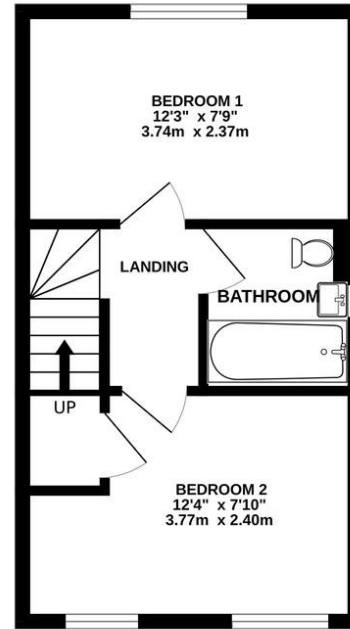
Council Tax Band C

the floorplan...

GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.

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bear in mind...

The Country Park can be found at the end of Yarlington Mill, with the new Town Centre, Schools, Shops & Transport all within a short distance too.



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 7FJ](#)



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