



Modern End Terrace HOME

CHECK OUT this LOVELY End Terrace Home. Open Plan Live/Eat, modern fitted Kitchen, Lounge/Dining, 2 Bedrooms, En-suite Shower & Bathroom. Front & Rear Gardens, Off Road Parking, Juliette Balcony in main Bedroom. Clean & tidy, plenty of natural light. Ideal First Home or Rental Investment.

6 South Hayes Meadow | Exeter | EX5 7BY





PROPERTY TYPE
End Terrace



SIZE
651 sq ft



LOCATION
Town



AGE
Modern



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
2



WARMTH
EON District Heating
System



PARKING
Off Road Parking



OUTSIDE SPACE
Garden, Patio



EPC RATING
79 (C)



COUNCIL TAX BAND
C



in a nutshell...

- 2 Bedrooms
- Open Plan Live/Eat
- Modern Kitchen area
- Lounge Dining area
- Ensuite Shower + Juliette Balcony
- Fornt & Rear Gardens
- Off Road Parking
- Quieter location
- Close to School, Shops, Transport & Country Park





the details...

CHECK OUT this LOVELY HOME!

Built by Charles Church, the property is approached via a footpath with lawn to the left and driveway on the right-hand side.

On entering the light and spacious hallway the stairs to the upper floor are immediately to the right. Next to these is an understairs storage cupboard and further along the hallway is the downstairs cloakroom. The door to the open plan kitchen/lounge is on the left-hand side. The kitchen overlooks the front of the property. This has modern wood effect doors and drawers. There is a built-in oven and hob, an integral dishwasher, fridge/freezer, and space for a washing machine. There is a glazed door leading out from the lounge into the easy to maintain garden. This room also benefits from windows looking out to the rear giving it a light and airy feel

To the first floor there are 2 good size bedrooms. The master bedroom is at the front and features a Juliet balcony, this room has an en-suite shower room also with front aspect. The second bedroom overlooks the rear garden. There is also a family bathroom with full size bath.

Useful storage can be found on the landing in the form of a full-length cupboard.

The property is of an attractive design and features a Juliet balcony which further enhances its appearance. The front garden is lawned to one side and has a tarmac drive. There is a purpose-built timber bin store which screens any dustbins. There is a timber gate at the side of the property that allows access into the rear garden. This is hard landscaped to patio and raised decking for ease of maintenance.

Tenure: Freehold
Council Tax Band: C

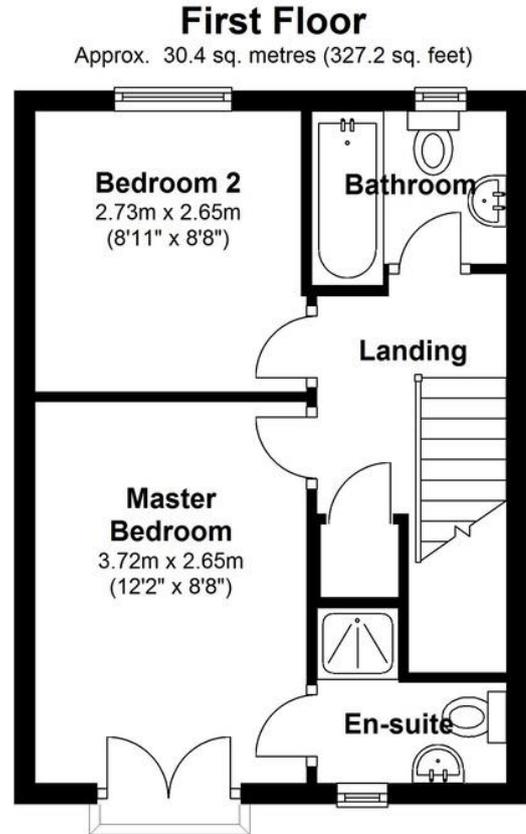
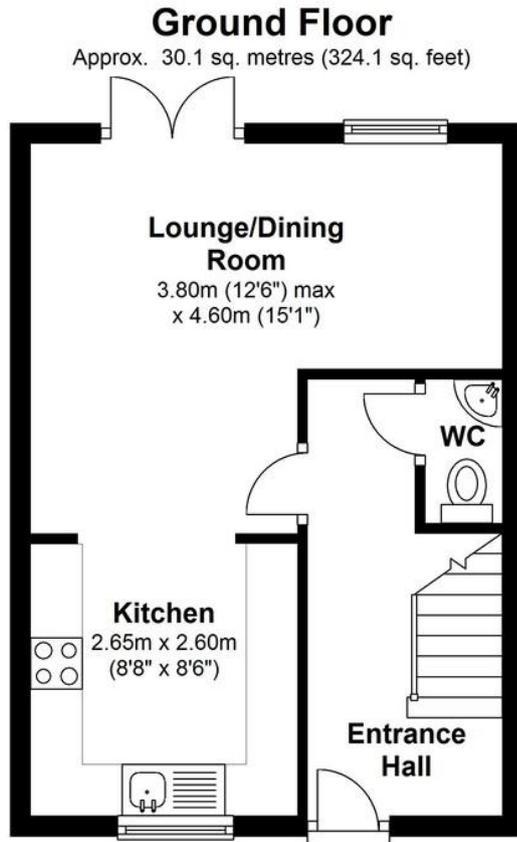


what the owner loves most...

“The Juliette Balcony and Ensuite Shower make a nice upstairs space. Lots of light and the Living Room and Garden are lovely in the sun”



the floorplan...



Total area: approx. 60.5 sq. metres (651.3 sq. feet)

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



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 7BY**





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

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.