



CHECK OUT this modern FAMILY HOME. Semi Detached in popular location. 3 Bedrooms, Kitchen Dining Room, Living Room, Ensuite Shower, Bathroom, Lovely Garden, Off Road Parking, Garage/Study/Home Office. Close to New Town Centre & Shops. Plenty of space & natural light. Close to Schools & Country Park

20 Shareford Way | Exeter | EX5 7EZ



thoroughly good property agents



PROPERTY TYPE

Semi Detached House



SIZE

861 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

82(B)



COUNCIL TAX BAND

D



in a nutshell...

- Kitchen Dining Room
- Living Room
- 3 Bedrooms
- Ensuite, Bathroom & Cloakroom
- Converted Garage/Home Office
- Off Road Parking
- Lovely low maintenance Garden
- Close to New Town Centre
- Easy access to M5, A30 & Exeter





the details...

CHECK OUT this modern FAMILY HOME. Semi Detached in popular location just a short walk away from the new Town Centre, Supermarket, Pub, local bus route, Country Park, Primary & Secondary Schools.

This lovely home, built by Taylor Wimpey is in the heart of Cranbrook Town.

The Entrance Hall with Cloakroom gives access to the Kitchen Dining Room overlooking the front, with modern fitted Kitchen and space for a dining table and plenty of natural light.

The Living Room has ample space with French doors overlooking the rear Garden and Patio. Here there is access to the Garage which has been converted into a home office/study and storage space.

The first floor has the main Bathroom and main Bedroom with En-suite Shower Room and two further Bedrooms all with plenty of natural light.

To the rear is spacious Garden with large patio area enclosed with side gated access to the front and off-road Parking area.

Well with a look!

Tenure: Freehold
Council Tax Band:D

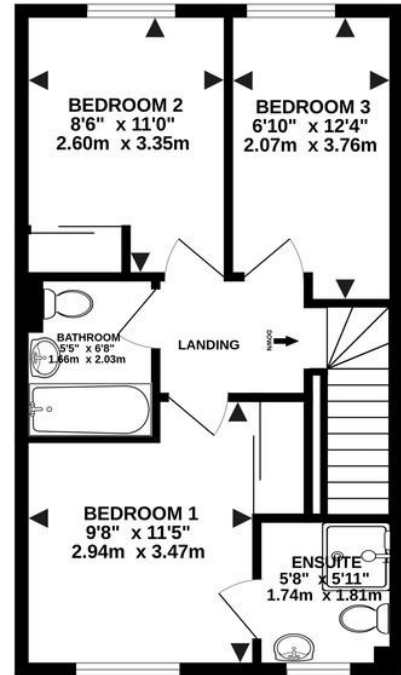
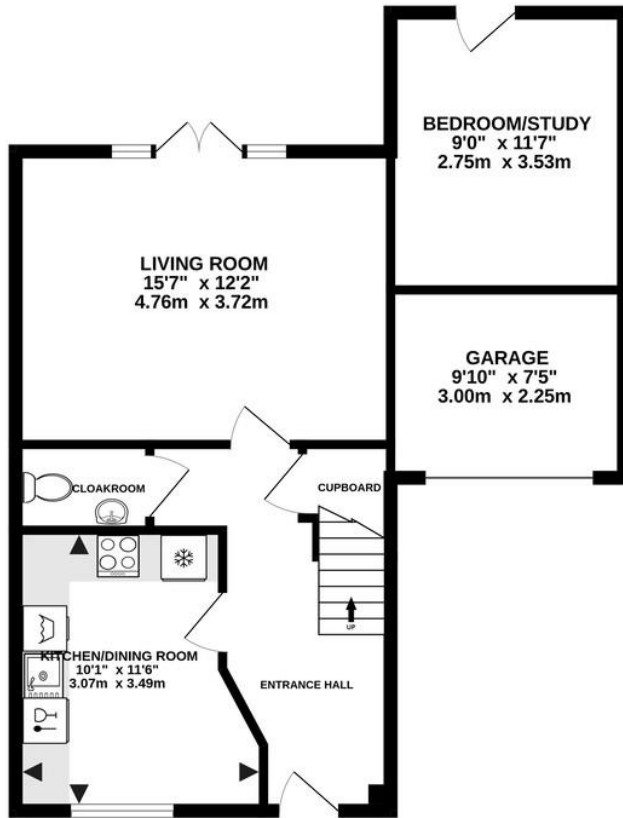


what the owner loves most...

“A lovely Family Home, plenty of natural light throughout and space for most things needed. Nice Kitchen with room for a dining table and chairs.”



the floorplan...



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



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.

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bear in mind...

“Partly converted Garage gives a Home Office/Study/Gym – a great space still having Off Road Parking to the front.”



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

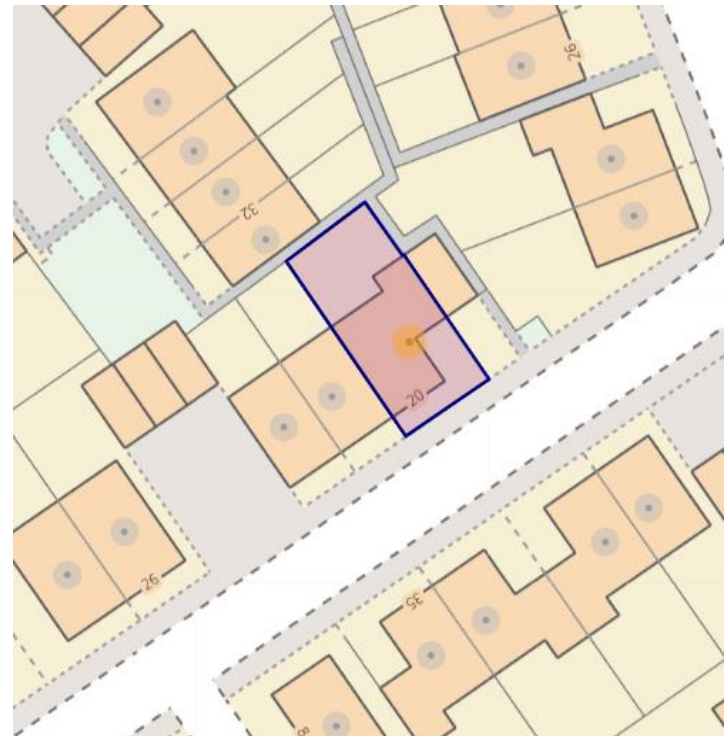
Bus stop: Younghayes Road
Train station: Cranbrook
Main travel link: M5 & A30
Airport: Exeter

Schools

St Martins Primary School:
Cranbrook Education Campus:

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7EZ**





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

Tel [01392 422500](tel:01392422500)
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EX5 7DR

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