



LOVELY FAMILY HOME

CHECK OUT this lovely three storey Town House! Located a short distance away from new Town Centre, Schools, Shops, Amenities Transport & Country Park. 4 Bedrooms, en-suite Bathroom & Dressing Room, Living Room, Kitchen Dining Room, spacious, modern, plenty of natural light, Gardens & Parking. FAMILY HOME!

37 Radfords Turf | Exeter | EX5 7DX





PROPERTY TYPE
Town House



SIZE
1,378 sq ft



LOCATION



AGE
Modern



BEDROOMS
4



RECEPTION ROOMS
1



BATHROOMS
3



WARMTH
.....



PARKING
Off Road Parking



OUTSIDE SPACE
Garden, Large Garden,
Patio



EPC RATING
87 (B)



COUNCIL TAX BAND
D



in a nutshell...

- 3 storey Town House
- Modern, spacious & plenty of light
- 4 Bedrooms
- Main ensuite Bathroom & Dressing Room
- Living Room & Kitchen Dining
- Bathroom & Cloakroom
- Gardens & Parking
- Close to new Town Centre, Transport & Schools
- Easy access to M5, A30 & Rail Station





the details...

CHECK OUT this modern Taylor Wimpey three storey Town House!

Modern spacious and lots of natural light in a popular location, just a short distance away from the new Town Centre, Schools, public transport, Rail Station, Country Park and with easy access to the M5, A30, Exeter Airport and Exeter City Centre. The Honiton bypass is also a short drive as are Sidmouth & Exmouth beaches and Torbay.

The property has a main dual aspect Living Room with window overlooking the road and French Doors and window overlooking and leading out to the rear Garden.

There is a separate modern Kitchen Dining Room, also dual aspect with plenty of natural light, space for a dining table and chairs and a modern fitted Kitchen with lots of cupboard space, work surfaces, electric oven, hob and cooker hood.

The first floor has three Bedrooms, two doubles and a single and a family Bathroom, all with lots of natural light. Here the stairs lead up to the top floor main suite. There is a large Bedroom space with lots of light and an ensuite Bathroom and separate ensuite Dressing Room.

To the rear of the house is an enclosed Garden space with rear gated access to the Off-Road Parking area.

A lovely Home and well worth a look!

Tenure: Freehold
Council Tax Band D



what the owner loves most...

Top Floor Bedroom with an En-suite Bathroom & Dressing Room!



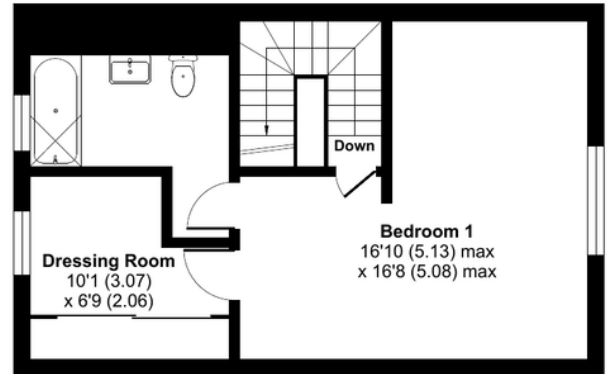
the floorplan...



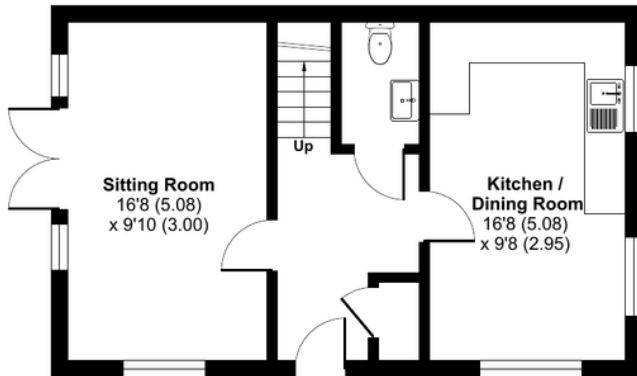
Radfords Turf, Cranbrook, Exeter, EX5

Approximate Area = 1374 sq ft / 127.6 sq m

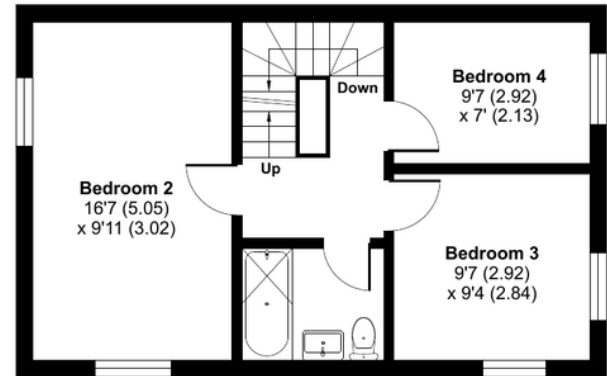
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Ashtons Complete (Complete Property). REF: 1109762



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.



bear in mind...

Plenty of space and great natural light. A spacious HOME with the new Town Centre just around the corner.



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 7DX**





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.