



NO CHAIN! Check out this Semi-Detached HOME.

Quieter location close to Town Centre, Shops, School & Country Park, Rail Station & Bus. 3 Bedrooms, Living Room, Kitchen Dining Room, En-suite Shower, Bathroom, Cloakroom, Sunny Garden & Garage under Coach House. Lovely House. Plenty of space & light.

32 Best Park | Exeter | EX5 7AG

complete.

thoroughly good property agents



PROPERTY TYPE

Semi Detached House



SIZE

858 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON district heating system



PARKING

Garage under Coach House



OUTSIDE SPACE

Garden, Patio



EPC RATING

78 (C)



COUNCIL TAX BAND

C



in a nutshell...

- Semi Detached Family Home
- 3 Bedrooms
- Kitchen Dining Room
- Living Room
- En-suite Shower & Bathroom
- Rear enclosed Garden
- Garage under Coach House
- Local shops, schools & amenities
- Close to Country Park





the details...

CHECK OUT this Semi-Detached HOME

The property is located in a quiet part of the Town within easy walking distance to shops, schools, bus route & rail station. Adjacent to the Country Park

On entering the property one steps into a lovely bright open hallway with stairs leading to the first floor. A doorway leading off to the right takes you into the Kitchen with integrated appliances, space and plumbing for a dishwasher and a double-glazed window looking out onto the front of the property.

At the far end of the hallway a door leads into a large sitting room/dining room with glazed French doors leading out onto a sunny garden. There is a terraced area, perfect for entertaining on warm summer evenings. Also located on the ground floor is a downstairs cloakroom. There is a roomy under stair cupboard which provides useful storage.

Following the stairs up to the first floor the landing gives access to three good sized Bedrooms all of which have double glazed windows either looking out over the rear garden or to the front of the property. The Main Bedroom benefits from an en- suite Shower Room. There is a family Bathroom with a modern white suite.

The property is in excellent condition and ready to move into, with NO CHAIN

There is access to the rear garden via a timber gate to the side of the property. - Perfect for anyone returning with pets or bicycles. Also located next to the property is a single garage with an up and over door, under the neighbouring Coach House on a Leasehold basis.

Well worth a look!

Tenure: Freehold

Council Tax Band C

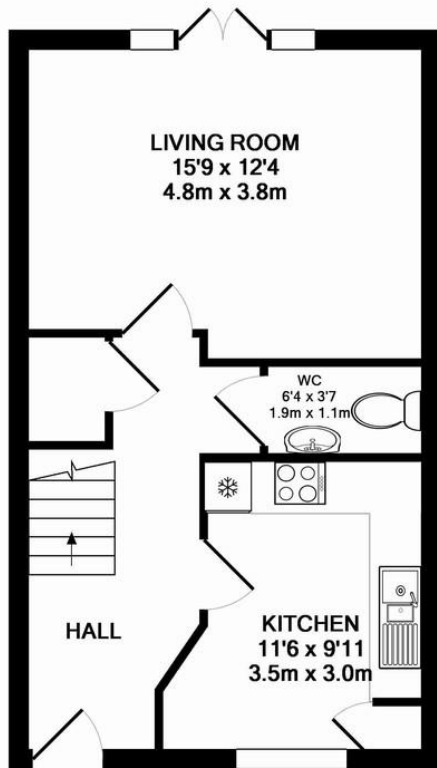


what the owner loves most...

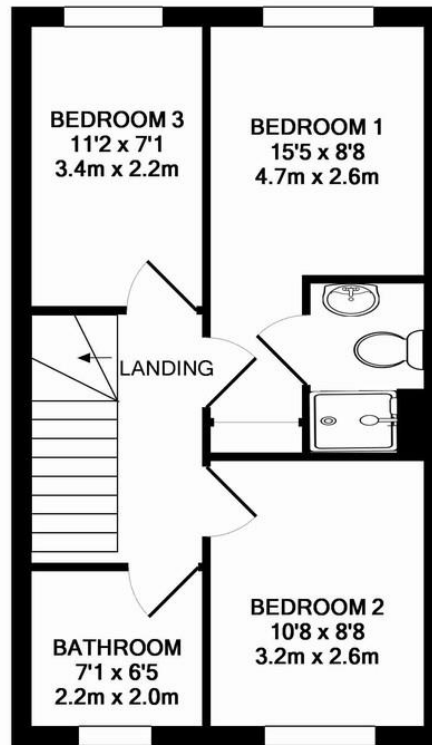
“A nice home, close to the Town Centre, but just set away off the main road adjacent to the Country Park. Bonus of a Garage makes life easier. Nice sunny Garden”



the floorplan...



GROUND FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 427 SQ.FT.
(39.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 858 SQ.FT. (79.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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bear in mind...

Everything is close by, Shops, CO-OP, Post Office,
Doctors & Pharmacy, Bus, Rail station, School, Country
Park



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 7AG





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

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