



MODERN Semi-Detached Home

CHECK OUT this LOVELY modern Semi-Detached Home. Quiet cul de sac location. 2 Double Bedrooms, Kitchen, Living Dining Room, sunny spacious South facing Garden, Bathroom & Cloakroom, Off Road Parking x2. Immaculate inside, ideal First Time Home or Rental Investment. Close to Country Park & Town Centre

8 Little Mead | Exeter | EX5 7GE





PROPERTY TYPE

Semi-Detached House



SIZE

603 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARM T

EON District Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, South Facing
Garden



EPC RATING

84 (B)



COUNCIL TAX BAND

B



in a nutshell...

- 2 Bedrooms
- Kitchen
- Lounge Dining Room
- Bathroom & Cloakroom
- South facing Garden
- Off Road Parking
- Modern Home ready to move into
- Nice cul de sac location
- Close to new Town Centre





the details...

CHECK OUT this fabulous modern Semi Detached House with two double Bedrooms, an enclosed rear Garden and Parking, in the new town of Cranbrook with excellent road and rail links to the city of Exeter.

Inside, it is immaculately presented with light and stylish décor throughout giving a modern feel and it is warm and welcoming with community central heating and double glazing.

On the ground floor, an entrance hallway with a convenient Cloakroom containing a WC and basin, a staircase to the first floor, and LVT flooring that continues into the modern Kitchen that has plenty of cupboard and worktop space with tiled splashbacks and under-cabinet feature lighting, a fan-oven, ceramic hob, floor space for an upright fridge/freezer, and space with plumbing beneath the worktop for a washing machine.

The Living Room filled with light from windows and French doors to the rear garden has space for a dining table and chairs and an under-stairs cupboard. Upstairs, there are two light and airy Bedrooms, both doubles, one with a cupboard above the stairs, and a modern Bathroom containing a white suite with a bath and shower above, a pedestal basin, and a WC.

Outside, the rear Garden is a good size and is fully enclosed making it safe for both children and pets.

There is a paved patio and a healthy level lawn, great for entertaining be it alfresco dining or a barbecue, and South -facing, it enjoys plenty of summer sunshine.

A timber shed providing useful storage, and a gate at the side provides alternative access. Parking is at the side of the property where there is space for two cars.

Council Tax Band: B
Tenure: Freehold

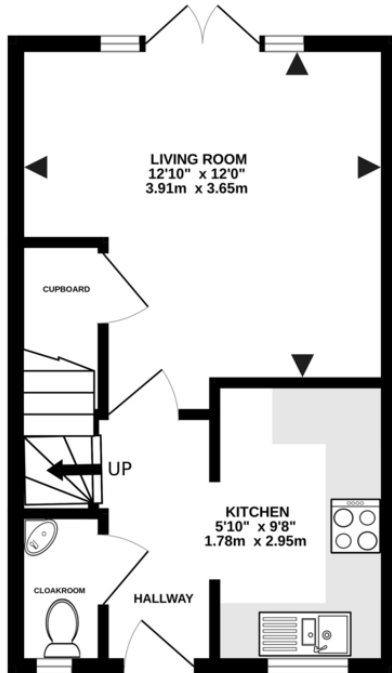


what the owner loves most...

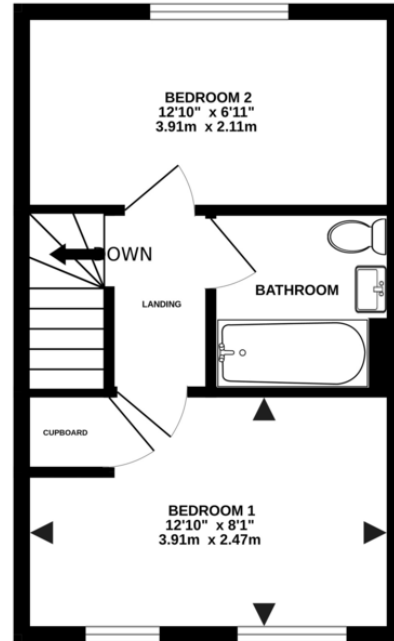


the floorplan...

GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



2 BED SEMI

TOTAL FLOOR AREA : 603sq.ft. (56.0 sq.m.) approx.

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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

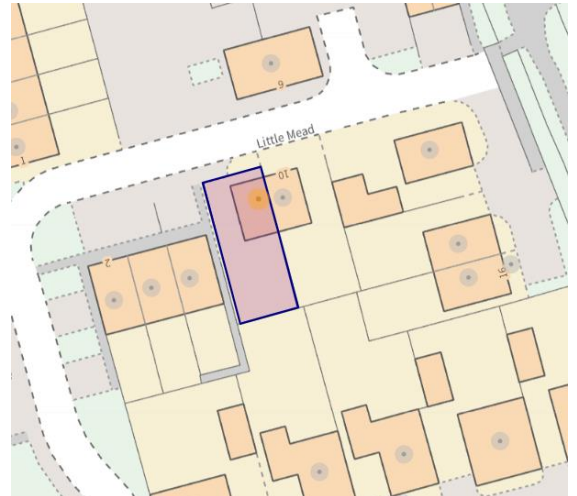
Bus stop: Younghayes Road
Train station: Cranbrook
Main travel link: M5 & A30
Airport: Exeter

Schools

St Martins Primary School:
Cranbrook Education Campus:

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7GE**





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

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Cranbrook
EX5 7DR

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