



LOVELY End Terrace Home

CHECK OUT this LOVELY End Terrace HOME. Located just by the entrance to the Country Park. Close to shops, school, bus route, train station. OPEN PLAN Live/Eat. Modern Kitchen area, breakfast bar, Living area overlooking Garden. 2 Bedrooms, Bathroom & Cloakroom, Off Road Parking & Sunny spacious Garden.

26 Burrough Fields | Exeter | EX5 7AN





PROPERTY TYPE

End Terrace House



SIZE

584 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON DISTRICT HEATING SYSTEM.



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Large Garden, Patio



EPC RATING

76(C)



COUNCIL TAX BAND

B



in a nutshell...

- 2 Bedrooms
- Open Plan Live/Eat
- Modern Kitchen
- Bathroom & Cloakroom
- Sunny spacious Garden
- Off Road Parking
- Adjacent to Country Park
- Local shops, schools & transport
- IDEAL RENTAL INVESTMENT





the details...

CHECK OUT this LOVELY HOME!

An opportunity to purchase a modern, end terrace property with two double bedrooms, parking, and an enclosed rear garden, conveniently located close to the shops, schools, and amenities, in the new town of Cranbrook, with excellent road and rail links to the city of Exeter.

Inside, it is nicely presented, and it feels warm and welcoming with community central heating and double-glazing throughout.

On the ground floor, an entrance hallway with a laundry cupboard containing an integrated washing machine, a worktop and space for a tumble drier, and a stylish and convenient cloakroom with a WC and basin, and a fabulous, open-plan living space with a turning staircase to the first floor, a living area with plenty of natural light from a window and a half-glazed door to the rear garden, and a modern fitted kitchen that has plenty of worktop and cupboard space, and a comprehensive range of integrated appliances including a fan-oven, ceramic hob, cooker hood, fridge/freezer, and a dishwasher.

Upstairs, there are two double bedrooms and a family bathroom containing a bath with a shower above, a pedestal basin, a WC, and tiled splashbacks.

Outside, the rear garden is a decent size, is well-maintained, and is fully enclosed making it safe for children and pets and sunny!

There is a terrace of paving, great for a barbecue or drinks with family and friends, a level lawn, a timber shed, deck terrace and a nice town Garden frontage finishing off the house.

There is one allocated parking space to the rear of the Garden via gated access. Some further free parking can be found in front of the house.

Tenure: Freehold
Council Tax Band B



what the owner loves most...

Turn right walking out of the house and you immediately reach the Country Park, perfect for dog walks and quiet wandering around. Also, the shops, bus, fish & chip shop are just around the corner too.



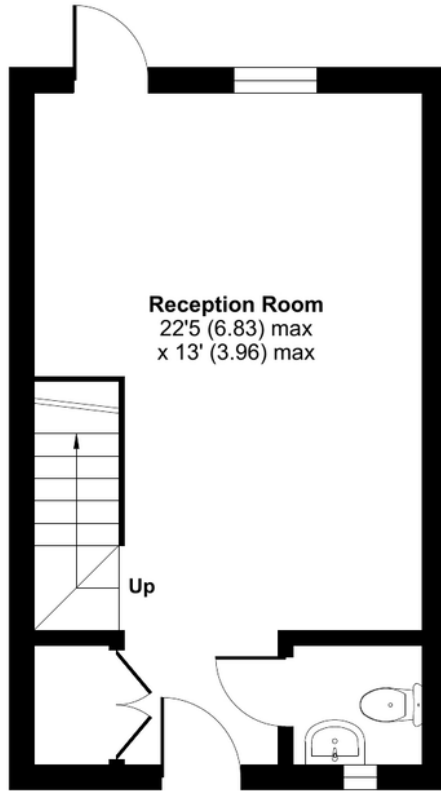
the floorplan...



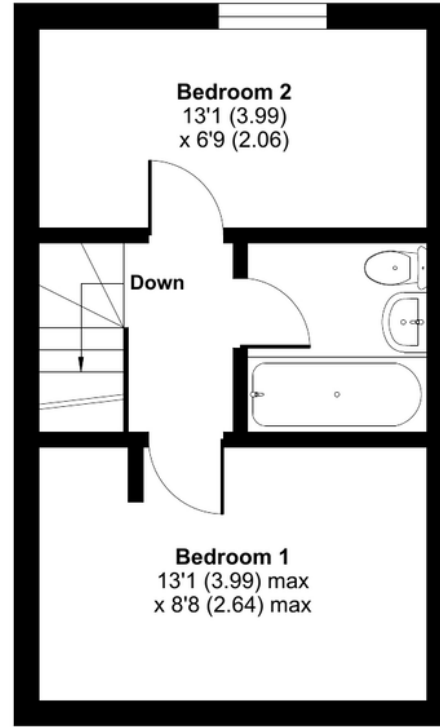
Burrough Fields, Cranbrook, Exeter, EX5

Approximate Area = 584 sq ft / 54.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Ashtons Complete (Complete Property). REF: 1112479



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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 7AN**





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

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