



Double Bay Fronted Detached

CHECK OUT this lovely double bay fronted dual aspect Bovis built Detached HOME. Overlooking fields in the distance adjacent to London Road, close to Schools, Shops, Amenities & Country Park. 3 Bedrooms, Kitchen Dining Room. Lounge, Bathroom, Cloakroom/Utility & En-suite. Garage, Parking & Sunny Garden

3 Crab Apple | Exeter | EX5 7EH



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

958 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, Large Garden, Patio



EPC RATING

83 (B)



COUNCIL TAX BAND

D



in a nutshell...

- Overlooking Fields & London Road
- 3 Bedrooms
- Kitchen Dining Room
- Living Room
- Claokroom + Utility
- Bathroom + En-suite
- Garage & Off Road Parking
- Sunny Garden
- Close to new Town Centre





the details...

CHECK OUT this modern, DUAL ASPECT double BAY FRONTED Detached family HOME with three double-bedrooms, a garage, and enclosed rear garden with countryside views, in the new town of Cranbrook and with excellent road and rail links to the city of Exeter.

A paved path leads to the front door sheltered beneath a storm porch, beside the front garden with areas of lawn and hardy shrubs.

The entrance hall with staircase rising to first-floor has a convenient ground-floor cloakroom/utility containing a WC and basin, a worktop with an integrated washer/dryer beneath, and a cupboard containing the heat-exchanger for the community heating and hot water.

The kitchen/dining room is spacious and is filled with light from French doors and a window to side and a bay window to the front. The kitchen has plenty of worktop space, along three sides, complete with under-cabinet feature lighting and a range of white fitted high and low-level units providing ample cupboard space. Well-equipped too, there is a built-in double-oven with a separate halogen hob and stainless-steel extractor hood above and an integrated fridge/freezer and dishwasher.

The living room is generously proportioned and light with a bay window to the front, with views over fields and two more windows to the side, a nice dual aspect space

Upstairs, the master bedroom is a good double with a bay window that fills the room with light and from where there are views over the surrounding rolling countryside. There is a built-in double-wardrobe and en suite shower room which has a tiled floor and part-tiled walls, containing a double-shower, a basin, a hidden-cistern WC and a chrome heated towel rail.

There are two further bedrooms both light and airy doubles, the one to the front having a window to the side and another bay window with superb countryside views, and a family bathroom has a tiled floor and stylish part-tiled walls, containing a bath, with a shower and glass screen above, a hidden-cistern WC and basin, all in white, and a chrome heated towel rail, and a hatch in the master bedroom ceiling provides access to the loft where there is plenty of additional light storage.



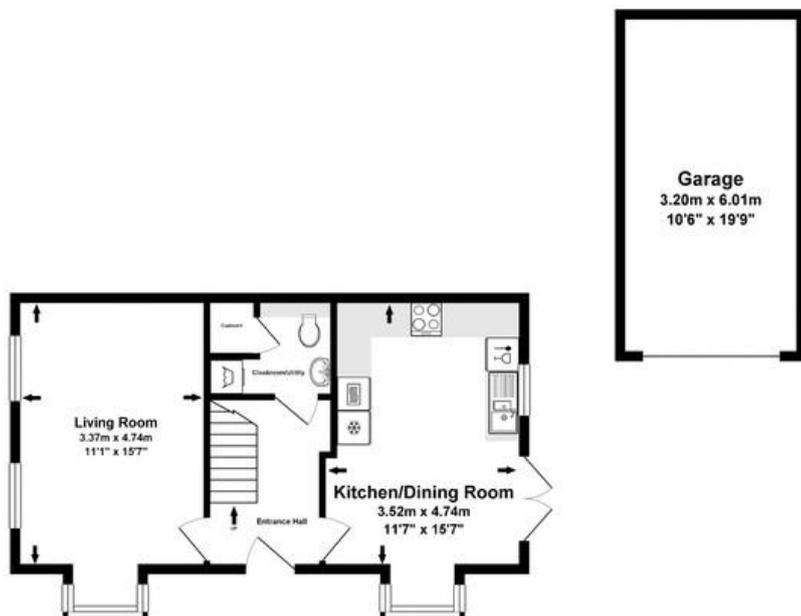
Outside, the garden is a decent size and is fully enclosed making it safe for both children and pets. There is a paved patio and a level lawn making a great outside space for a family barbecue, alfresco dining or sharing a bottle of wine with loved ones. A low maintenance area of gravel at the rear of the property provides storage and has an outside tap and splash-proof socket for convenience and a gate at the side leads to an adjacent garage, which has lights and power, an up and over door, and additional storage above in the rafters. The tarmac driveway provides additional parking for one car with more available on-road nearby if required.

Tenure: Freehold
Council Tax Band D

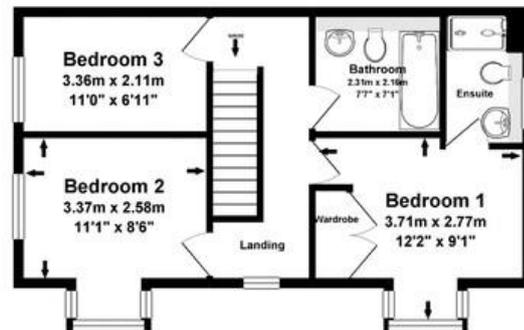


the floorplan...

Ground Floor 64.04 sq. m.
(689.28 sq. ft.)



1st Floor 44.80 sq. m.
(482.22 sq. ft.)



TOTAL FLOOR AREA : 108.84 sq. m. (1171.50 sq. ft.) 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 7EH**





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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