



Affordable by Design (ABD HOME)

CHECK OUT this End Terrace Home. An ABD design, 3 Bedrooms, Living Room, Kitchen Dining Room, Bathroom & Cloakroom with a sunny spacious Garden overlooking the local Primary School & fields. Off Road Parking, close to Shops, amenities, Country Park, Bus & Train Station. IDEAL FIRST HOME.

2 Henrys Run | Exeter | EX5 7AW





PROPERTY TYPE

End Terrace House



SIZE

656 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Off Road Parking, Allocated Parking



OUTSIDE SPACE

Garden, Large Garden, Patio



EPC RATING

75 (C)



COUNCIL TAX BAND

B



### in a nutshell...

- 3 Bedrooms
- End Terrace House
- Living Room
- Kitchen Dining Room
- Bathroom & Cloakroom
- Off Road Parking x2
- West facing sunny Garden
- Overlooking local Primary School
- Close to Shops, bus & train transport





## the details...

CHECK OUT this lovely 3 Bedroom End Terrace HOME, set in a popular side street in Phase 1 of Cranbrook Town.

The house overlooks the Primary School playing fields to the rear so giving a private, sunny West Facing Garden.

The Entrance Hall gives access to the ground floor Cloakroom and on through to the Living Room that overlooks the front Garde and Parking area. A room with plenty of space and natural light.

Overlooking the rear Garden is the Kitchen Dining Room, ample space for a dining table and chairs, a staircase leads to the first floor and there is a modern fitted Kitchen with electric oven, hob and cooker hood, fridge freezer, washing machine and dishwasher, there is also lots of storage and work surface space. This room is a dual aspect room with French doors leading out to the Garden.

Upstairs are three Bedrooms and a Bathroom, two overlooking the rear and one main Bedroom to the front.

The Garden, which is enclosed, has a patio for Barbecues, shed for storage and gated access to the side leading around to the front. West facing and sunny for those sun sets.

Agents Note: Currently the property is marked as Affordable by Design (ABD) and thus carries a restrictive covenant which may be removed during the sales process as per permission from East Devon County Council.

Tenure: Freehold  
Council Tax Band B



## what the owner loves most...

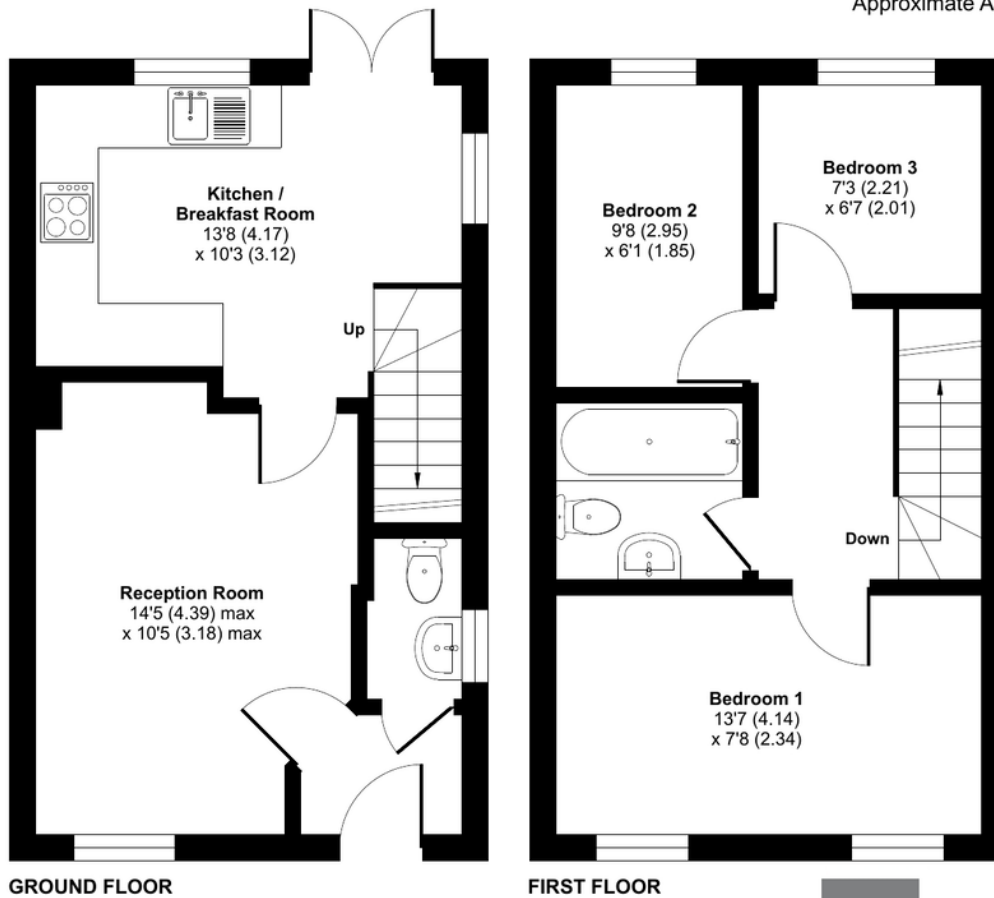
A great location, quiet street just close to everything and a lovely sunny garden for sunsets!



## Henrys Run, Exeter, EX5

Approximate Area = 656 sq ft / 60.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rithecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1117654



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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 7AW





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

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