



## Semi Detached FAMILY HOME

CHECK OUT this lovely modern FAMILY HOME. Living Dining Room & Kitchen, UNDERFLOOR HEATING, 3 Bedrooms, En-suite, Bathroom & Cloakroom, quiet side Street, close to Schools, Shops, Country Park & Town Centre, Garden, Garage & Parking. Well-presented throughout.

11 Post Coach Way | Exeter | EX5 7BR







PROPERTY TYPE

Semi Detached House



SIZE

988 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



EPC RATING

77 (C)



COUNCIL TAX BAND

C



### in a nutshell...

- Living Dining Room
- Kitchen
- Underfloor Heating
- 3 Bedrooms
- En-suite, Bathroom & Cloakroom
- Sunny Garden
- Off Road Parking & Garage
- Close to Schools, Shops & Town Centre
- Easy access to M5, A30 & Exeter







## the details...

CHECK OUT this lovely modern, Semi-Detached FAMILY HOME with 3 Bedrooms, Kitchen, Living Dining Room, En-suite Shower. Bathroom. Garden, Garage, Parking. Conveniently located a short walk from the shops, parks, schools and amenities in the new town of Cranbrook, with excellent road and rail links to the city of Exeter.

Inside it is well presented with light and neutral décor throughout and feels warm and welcoming with community central heating and double glazing.

The accommodation comprises of, on the ground floor, an entrance hallway with a convenient ground floor cloakroom and a staircase to the first floor, a kitchen with UNDER FLOOR HEATING and plenty of worktop and cupboard space in a wood-effect. It has a fan-oven, an electric hob with a filter hood above, an integrated washer/dryer, and floor space for an upright fridge/freezer.

The Living/Dining Room is spacious and filled with light from a window and French doors to the garden and there is a cupboard beneath the stairs which is used as a study area, also with UNDER FLOOR HEATING

Upstairs, the main Bedroom is an excellent double with a fitted wardrobe that has sliding mirror doors, and an en-suite shower room., with UNDER FLOOR HEATING. There are two further light and airy Bedrooms, a double and a single, and a family Bathroom, with UNDER FLOOR HEATING which contains a white suite comprising of a bath, a pedestal basin and a WC, and the landing has a cupboard, and a hatch in the ceiling providing loft access.

Outside, the rear garden is fully enclosed making it safe for both children and pets. There are patios of paving, and a split-level lawn making a great outside space for entertaining, be it alfresco dining or a barbecue, and a door leads into the rear of the attached single garage which has lights, power, storage above in the rafters and an up and over door to the driveway where there is an additional parking space immediately in front, with more available on-road if required.

Property Tenure: Freehold  
Council Tax Band: C

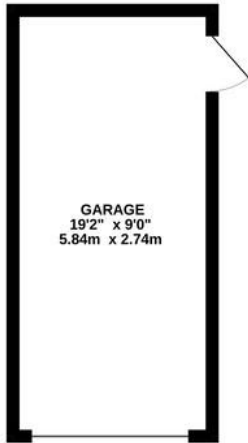


## what the owner loves most...

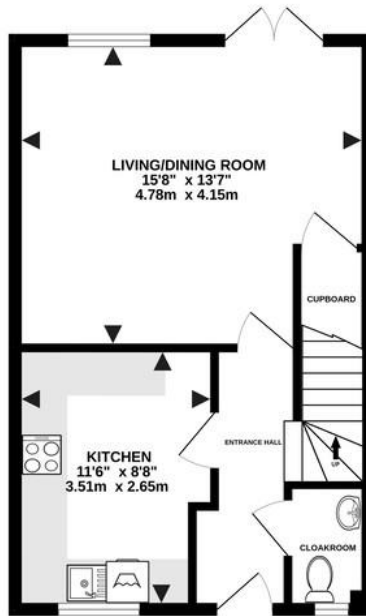


# the floorplan...

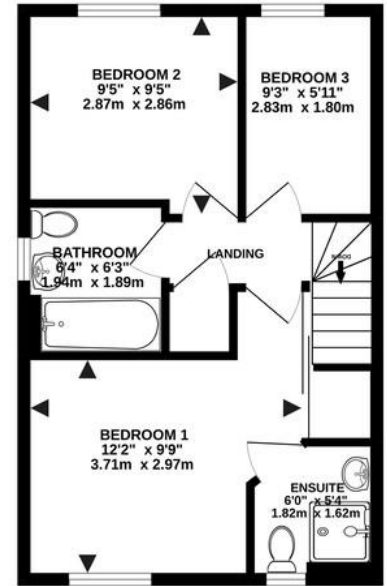
GARAGE  
172 sq.ft. (16.0 sq.m.) approx.



GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 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 7BR**







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

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