



Modern Taylor Wimpey Build

CHECK OUT this LOVELY Semi Detached, MODERN, 2 Bedroom HOME. Located in the more modern part of the Town, Taylor Wimpey Built. IDEAL FIRST HOME or Buy to Let Investment. Kitchen, Lounge Dining Room overlooking the Garden, 2 Bedrooms, Bathroom, Cloakroom, Off Road Parking & large Garden. GREAT HOUSE!

5 Island Avenue | Exeter | EX5 7HL





PROPERTY TYPE

Semi-Detached House



SIZE

585 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, Patio



EPC RATING

84 (B)



COUNCIL TAX BAND

B



in a nutshell...

- Semi Detached
- 2 Bedrooms
- Separate Kitchen
- Lounge Dining
- Spacious Garden & Patio
- Off Road Parking
- Close to Town Centre
- Plenty of space for First Home
- Ideal Buy To Let Investment





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 the modern Kitchen that has plenty of cupboard and worktop space with, a fan-oven, electric hob, cooker hood, 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 large upgraded paved patio and garden space, great for entertaining be it alfresco dining or a barbecue, and South West-facing, it enjoys plenty of summer sunshine. A gate at the side provides alternative access. Parking is at the front of the property where there is space for two cars.

Council Tax Band: B

Tenure: Freehold



what the owner loves most...

This has been a great first home – nice sunny Garden in the newer part of the Town

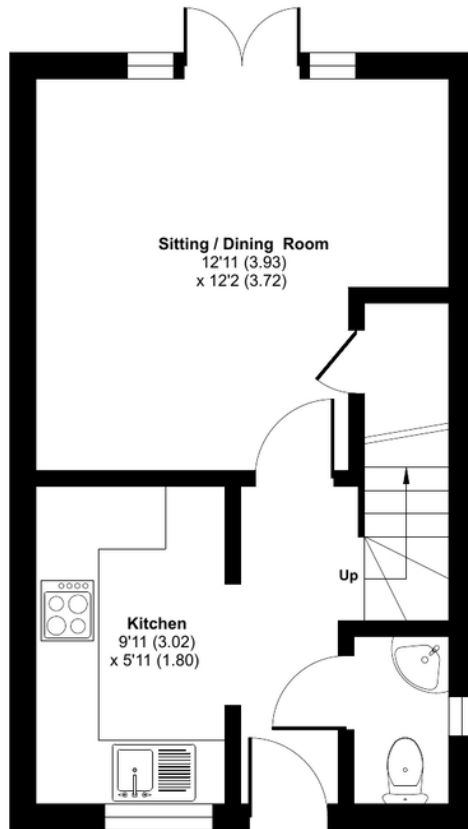




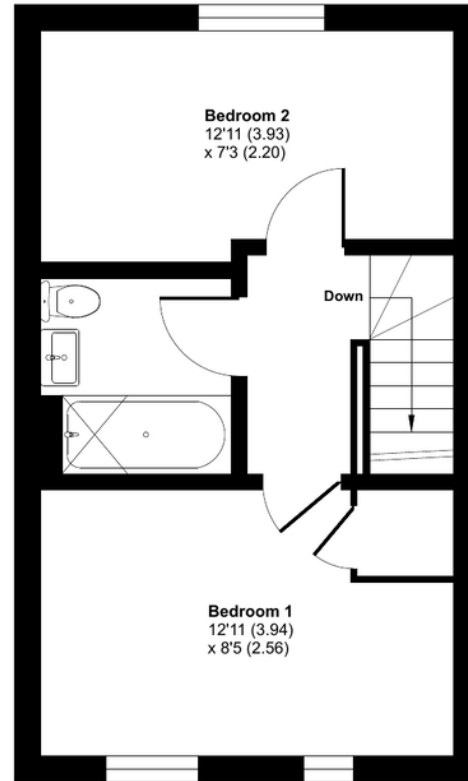
Island Avenue, Cranbrook, Exeter, EX5

Approximate Area = 585 sq ft / 54.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



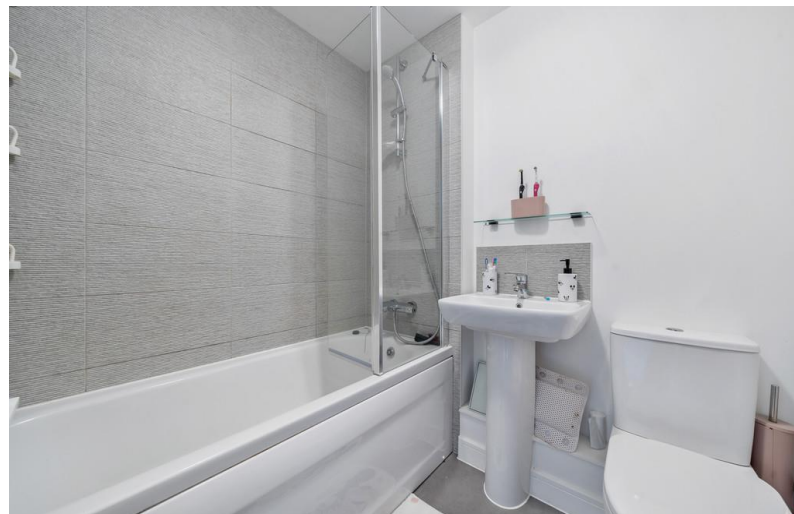
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1131774



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



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 7HL**





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

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.