



End Terrace FAMILY HOME

CHECK OUT this LOVELY HOME! Larger than average rear Garden, pedestrian walkway to the front Garden, so no passing traffic! End Terrace, Lounge, Kitchen Dining Room, 3 Bedrooms, En-suite Shower & family Bathroom + Cloakroom. Rear allocated off road parking. Close to new Town Centre, Pub, Shops & Schools.

1 Holly Lane | Exeter | EX5 7FY





PROPERTY TYPE

End Terraced House



SIZE

753 sq ft



LOCATION

Cranbrook



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating



PARKING

Off Road Parking, Allocated
Parking



OUTSIDE SPACE

Garden, Large Garden,
Patio



EPC RATING

B



COUNCIL TAX BAND

C



in a nutshell...

- Larger than average rear Garden
- Tucked away location
- 3 Bedrooms
- Lounge + Kitchen Dining
- Off Road allocated Parking x2
- Ensuite Shower, Bathroom & Cloakroom
- Close to new Town Centre
- Local Shops, Schools & Country Park
- Ideal First Home or Buy To Let





the details...

A fabulous modern, end of terrace family home with three bedrooms, a larger than average garden and parking in a quiet position in the new town of Cranbrook with excellent road and rail links to the city of Exeter.

A paved path leads to the entrance, through the front garden with wrought-iron railings and areas of lawn and hardy shrubs. Inside, it is beautifully presented with fresh, light and neutral decor giving a modern feel, complimented by painted feature walls.

The entrance hallway is carpeted, has a convenient ground-floor cloakroom with a WC and corner basin, and a staircase rising to the first floor.

A door leads into a decent-sized living which is carpeted and filled with light from a wide window to the front. There is an understairs cupboard providing storage and a door leads into a kitchen/dining room which has a tiled floor and plenty of light from a window and French doors to the garden. The kitchen has plenty of worktop space and a modern range of fitted cream units with matching wall-cabinets, providing ample cupboard space. There is a built-in fan oven with an induction hob and stainless-steel extractor hood above, a one and a half-bowl stainless-steel sink with a mixer tap, floor space for an upright fridge/freezer and space with plumbing beneath the worktop for a washing machine and dishwasher. The heat exchanger, for the community heating and hot water is hidden within a matching wall cabinet and there is plenty of room for a dining table and seating for four or six, ideal for any occasion with French doors that extend the inside space outside into the garden.

Upstairs, the master bedroom is a good-sized double with plush carpet underfoot, a built-in cupboard above the stairs and an en suite shower room which is modern and stylish with a vinyl floor, a remote-controlled shower, a pedestal basin, a WC and matching tiling above the shower and basin. There are two further light and airy single bedrooms and a family bathroom which has a stylish vinyl floor containing a bath with a shower and glass screen above, a pedestal basin, a WC and a medicine cabinet with a mirrored door. The landing has an airing cupboard with slatted shelving for linen and a hatch in the landing ceiling provides access to the loft space which has a drop-down ladder for convenience and is boarded on stilts above the installation, providing extensive



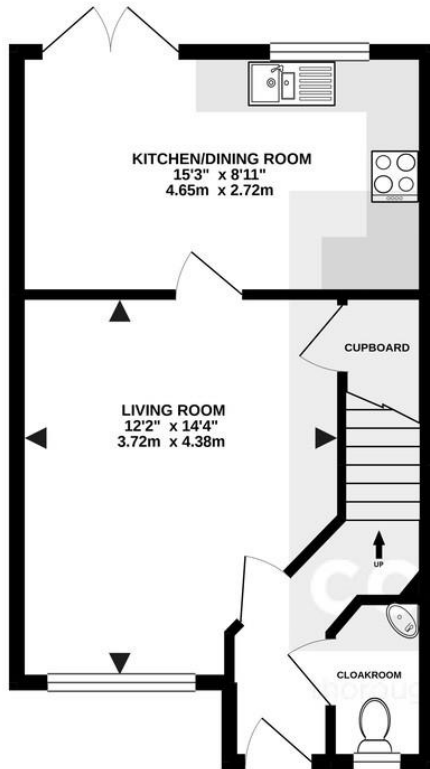
what the owner loves most...

“We love both the front and back garden sizes, the plot itself is fantastic with it being away from the road and traffic”

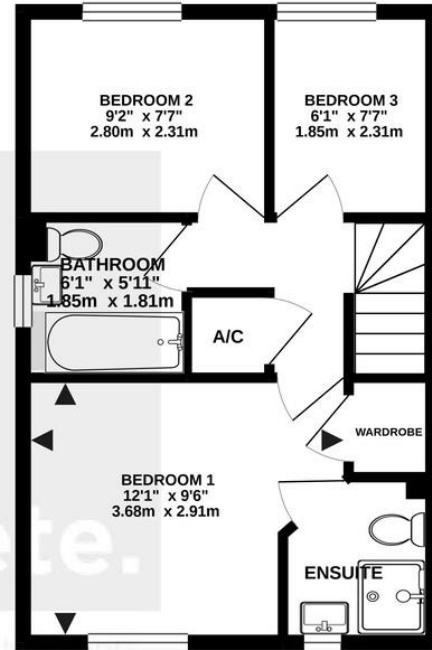


the floorplan...

GROUND FLOOR
388 sq. ft. (36.0 sq. m.) approx.



1ST FLOOR
366 sq. ft. (34.0 sq. m.) approx.



TOTAL FLOOR AREA : 753 sq. ft. (70.0 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



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.



bear in mind...

The growing town of Cranbrook is going to be benefitting from a town centre which covers the needs of all the family, from a large superstore to a barbers, to a nursery and other facilities.



the location...

The popular new town known as Cranbrook is located on the outskirts of the historic city of Exeter. 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. 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 highly regarded primary and secondary schools. Arriving soon a new town centre, shops and Morrisons supermarket.

Shopping

Late night pint of milk: Co-op

Town centre: The property is in the centre of the town

Supermarket: Sainsbury's 4 miles

Relaxing

Beach: Exmouth

Park: Country Park

Travel

Bus stop: Younghayes Road

Train station: Cranbrook

Main travel link: M5

Airport: Exeter

Schools

St Martins Primary School: approx.

Cranbrook Education Campus:





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.