



Modern Mid Terrace HOME

CHECK OUT this smart & well presented, Mid Terrace Home. Private & sunny Garden, Off Road Parking. Kitchen, Lounge/Dining, 2 Bedrooms & a Bathroom. Ideal FIRST HOME or Rental Investment. Quiet side street in the heart of the early phase of Cranbrook. Close to shops, schools, transport & country park.

5 Puncul Lane | Exeter | EX5 7BT

complete.

thoroughly good property agents



PROPERTY TYPE

Mid Terrace House



SIZE

570 sq ft



LOCATION

Cranbrook, East Devon



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

C



COUNCIL TAX BAND

B



in a nutshell...

- 2 Bedrooms
- Kitchen
- Lounge/Dining
- Sunny & Private Garden & Terrace
- Bathroom & Cloakroom
- Off Road Parking
- Ideal Rental Investment
- Close to to Shops, Schools & Country Park
- IDEAL FIRST HOME





the details...

CHECK OUT this modern Mid Terrace Home!

Located in the early phase of Cranbrook, close to shops, school, bus route, post office, rail station and country park.

Makign an ideal First Home or Buy To Let Investment, the house was original market as an Affordable by Design (ABD).

A modern Kitchen with plenty of cupboards, work surfaces, electirc oven, hob & cooker hood overlooks the front. The is space for a fridge/freezer and a washing machne. Furthermore along the Hallway there is a Cloakroom with toilet and sink. The main Living area with French doors leads out to the Patio and overlooks the Garden. Ample space with plenty of natural light and a storage cupboard.

Upstairs there are two Bedrooms one overlooking the front and one overlooking the rear with a Bathroom and shower off the landing.

Outside the Garden is a good size, with a patio, an area for a shed and rear gated access that elads to off road parking.

Tenure: Freehold
Council Tax Band B
EPC C

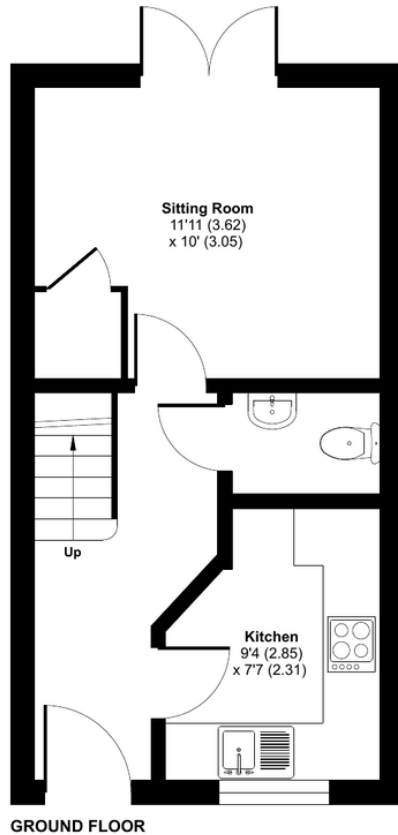




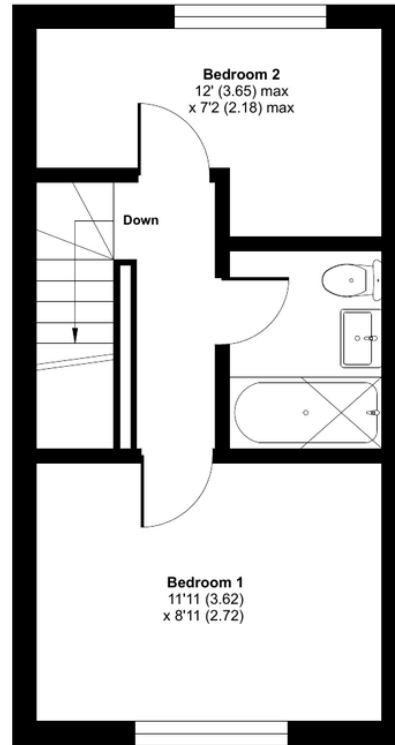
Pouncel Lane, Cranbrook, Exeter, EX5

Approximate Area = 569 sq ft / 52.8 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). © nchecon 2024. Produced for Ashtons Complete (Complete Property). REF: 1158354



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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 approx. 350 ft.

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

Supermarket: Sainsbury's 4 miles

Relaxing

Beach: Exmouth 11.6 miles

Park: approx. 370 ft.

Travel

Bus stop: Younghayes Road 230 ft.

Train station: Cranbrook 0.5 mile

Main travel link: M5 2.4 miles

Airport: Exeter 2.2 miles

Schools

St Martins Primary School: approx. 225 ft

Cranbrook Education Campus: 1.2 miles





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

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