



## Lovely Modern FAMILY HOME

CHECK OUT this LOVELY Semi-Detached HOME. Quiet spot within Cranbrook Town, backing onto Country Park, a short walk to Shops, Schools, Rail & Bus. Kitchen Breakfast Room, Living Dining Room, Cloakroom, Bathroom + Ensuite, 3 Bedrooms, Patio/Terrace, Sunshade Gazebo, Off Road Parking & Garage. FABULOUS HOME

6 South View Pasture | Exeter | EX5 7DA



thoroughly good property agents



PROPERTY TYPE

Semi Detached Home



SIZE

800 sq ft



LOCATION



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Eon district heating system



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

82B



COUNCIL TAX BAND

C



### in a nutshell...

- Semi Detached, quiet location
- 3 Bedrooms
- Kitchen Breakfast Room
- Living Dining Room
- En-suite Shower, Bathroom & Cloakroom
- Patio/Terrace + Sun shade Gazebo
- Off Road Parking + Garage
- Backing onto Country Park
- Close to Shops, Schools, Bus & Rail







## the details...

CHECK THIS OUT!

A fabulous, modern, semi-detached family home with three bedrooms, master ensuite, a garage, parking, and an enclosed rear garden, in the new town of Cranbrook, conveniently located a short walk from the shops, schools and amenities, and with excellent road and rail links to the city of Exeter.

The ground floor has attractive and durable luxury vinyl tiled flooring throughout and the accommodation comprises of a modern kitchen/breakfast room, with plenty of worktop space and an elegant range of matt-grey base, drawer and wall units, providing ample cupboard space, complete with under-cabinet feature lighting.

There is a composite sink, a built-in fan-oven with a ceramic hob and stainless-steel filter hood above, integrated appliances include a fridge/freezer, a washing machine and dishwasher, and there is plenty of space for a table and seating, ideal for meals on the go. The entrance hallway has a staircase rising to the first floor with a cupboard beneath, and a convenient ground floor cloakroom with a WC and basin, and a good-sized living/dining room is filled with light from French doors and windows to the rear garden and has plenty of space for a dining table and seating, ideal for any occasion.

Upstairs, the master bedroom is an excellent double with a built-in wardrobe and an en-suite shower room. There are two further light and airy bedrooms, a double with French doors that open to reveal a Juliette balcony, and an L-shaped single with panelled walls to dado height.

A family bathroom has a modern white suite with a bath, shower over, a pedestal basin, a WC and a chrome heated towel rail, and the landing has a hatch in the ceiling providing loft access if required.

Outside, the rear garden is a good size, is private and fully enclosed making it safe for both children and pets. It is beautifully landscaped with a terrace of paving with steps leading down to a split-level artificial lawn and a timber planter, well-stocked with shrubs, plants and ornamental trees, a wonderful outside space for a barbecue or alfresco dining. Steps lead down to a gate at the

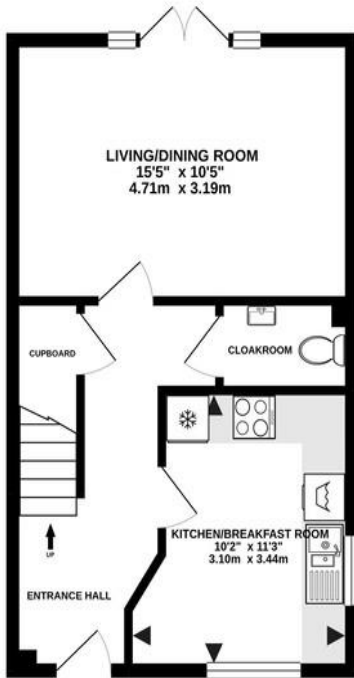


## what the owner loves most...

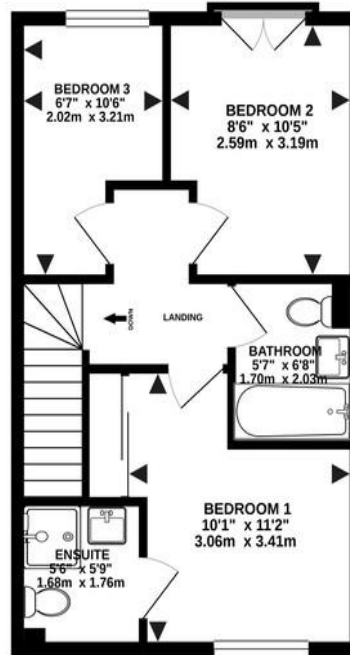


## the floorplan...

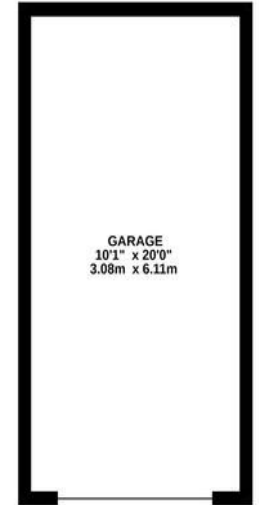
GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



2ND FLOOR  
203 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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 7DA**







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

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