



MODERN DETACHED FAMILY HOME

CHECK OUT this MODERN FAMILY HOME, Exeter City. Close to Pinhoe, Shops, Schools, Train Station & Bus, M5 & A30. 4 Double Bedrooms + En-suite, Bathroom & Cloakroom. Lounge, LARGE Kitchen Dining + Utility Room. Lots of space & light throughout. Well presented, Landscaped Garden, Off Road Parking + Garage

14 Cadbury Crescent | Exeter | EX1 3GG





PROPERTY TYPE

Detached



SIZE

1,604 sq ft



LOCATION



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

85 B



COUNCIL TAX BAND

E



in a nutshell...

- Popular suburb of Pinhoe
- Access to M5, A30, Train, Bus & City
- 4 Double Bedrooms
- Large Kitchen Dining + Utility
- Spacious Living Room
- En-suite Shower, Bathroom & Cloakroom
- Sunny Garden
- Garage & Off Road Parking
- Well presented throughout





the details...

CHECK OUT this MODERN FAMILY HOME!

Located just a short distance from Exeter City Centre & the popular suburb of Pinhoe, with easy access to M5 & A30, local bus routes, Train Station, Schools, Shops, Amenities and more.

Set back from the cul de sac the Entrance Hall gives access to a ground floor Cloakroom, storage cupboard and on through to the Living Room and Kitchen Dining Room.

The Living space overlooks the front with a bay window giving plenty of light. As you walk from the Hallway into the large Kitchen Dining Room you overlook the rear Garden. Central to this area there is a Kitchen Island, with granite work surface, freestanding.

The stylish Kitchen has plenty of storage cupboards, granite work surfaces, an integral AEG Induction hob, with cooker hood, an integral fridge/freezer, dishwasher and double electric oven

With a tiled floor throughout this space is easy to look after with a dining area offering enough space for dining table and chairs. From here you can access the Patio via French Doors giving lots of light and walk through to the Utility Room, which also leads out to the Garden and has Amtico flooring, storage units, work surfaces, sink with space for a washing machine. The gas boiler can be found here.

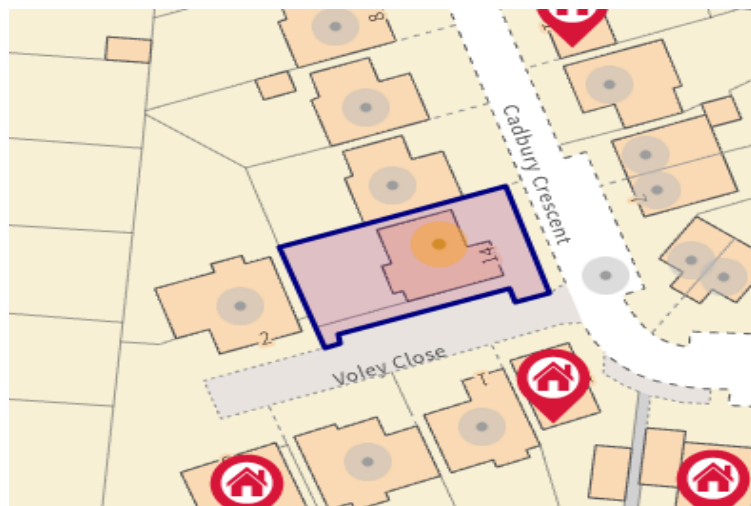
Upstairs there are 4 double Bedrooms. The main Bedroom has an En-suite Shower Room, with an additional Family Bathroom. All give plenty of room for a family home.

To the front of the property is a driveway giving off-road parking for several vehicles and a Garage with power / light.

The rear garden has is enclosed, landscaped with side access around to the front giving a nice area to enjoy those sunny days and evenings.

Fibre broadband is available.

Tenure: Freehold
Council Tax Band E

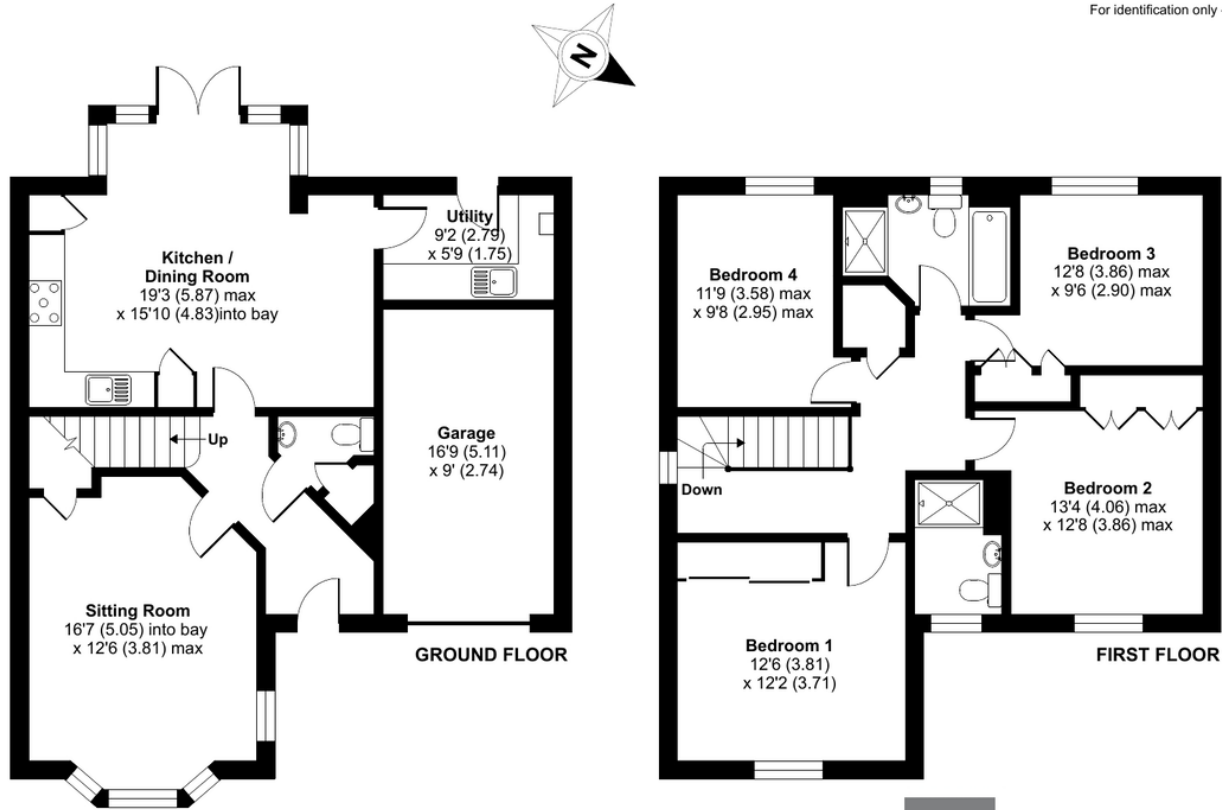


the floorplan...

Cadbury Crescent, Exeter, EX1

Approximate Area = 1604 sq ft / 149 sq m (includes garage)

For identification only - Not to scale



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: 1179180



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bear in mind...

This property is CHAIN FREE!



the location...

Shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs rugby team – Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h10) and an international airport.

Shopping

Late night pint of milk: Co-op (West Clyst) 0.1 mile
City centre: Exeter 3.7 miles
Supermarket: Morrisons 2.6 miles

Relaxing

Beach: Exmouth 10.9 miles
Park: Arena Park 1.8 miles
Exeter Golf and Country Club: 4.8 miles

Travel

Bus stop: Main Rd/B3181 0.3 miles
Train station: Polsloe Bridge 2.4 miles
Main travel link: M5 3.4 miles
Airport: Exeter 4.8 miles

Schools

Stoke Hill Junior School: 2.9 miles
Pinhoe Primary School: 0.9 miles
Exeter School: 2.4 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX1 3GG**





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

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