



## Bright and Airy Semi-Detached Home

CHECK OUT this beautifully presented, Taylor Wimpey built Semi-Detached Home. Accommodation over 3 Floors. Spacious Living Room, Stylish Kitchen, 3 Bedrooms, En-suite, Bathroom & Cloakroom. Lots of natural light. Private South-West Facing Rear Garden. Garage & Parking. Adjacent to Country Park. Good Schools.

37 Barn Orchard | Exeter | EX5 7AE

**complete.**

thoroughly good property agents





PROPERTY TYPE

Semi-Detached



SIZE

1,290 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Eon District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Large Garden,  
South Facing Garden, Patio



EPC RATING

82B



COUNCIL TAX BAND

D



### in a nutshell...

- 4 Bedrooms
- Generous Sitting Room
- Stylish Kitchen
- En-suit Shower Room, Cloakroom and Bathroom
- Lot's of Natural Light Throughout
- South-West Facing Garden
- Garage and Off-Road Parking
- Central Location to Shops, Schools & Country Park
- Local Rail Station & Transport Links





## the details...

CHECK OUT this lovely spacious and modern Home, situated just adjacent to the Country Park, behind the Younghayes Centre & local Shops & Primary Schools, a short walk from the Country Park, Rail Station and local bus route.

Built by Taylor Wimpey, this home is incredibly spacious throughout. The generous lounge is loosely separated from the kitchen and overlooks the rear patio and garden. This room has a south-west facing window and french doors flooding the room with natural light. The Kitchen looks out onto the idyllic front garden and is stylishly designed with plenty of counter space and space for dining furniture. There is an integrated electric oven, electric hob, dishwasher and fridge/freezer and space for a washing machine in the large storage cupboard. Completing the ground floor is recently refurbished Cloakroom with WC and Wash Basin.

On the first floor, leading from the light and spacious landing you will find 3 beautifully presented Bedrooms and the Family Bathroom. The second floor completes the accommodation, with a sizable Master Bedroom and En-suite Shower Room.

This home boasts both a front and rear garden. The front lawn and patio is boarded with a picket fence and overlooks an area of grass and trees creating an idyllic setting. The rear garden is South-West facing and accessed directly from the lounge and kitchen, making it ideal for entertaining, BBQ's and alfresco dining. A private paved pathway leads to the garage and private parking space.

Tenure: Freehold  
Council Tax Band D



## what the owner loves most...

It's been a perfect family home for us and the kids!



the floorplan...

## Barn Orchard, Exeter, EX5

Approximate Area = 1290 sq ft / 119.8 sq m

Garage = 198 sq ft / 18.4 sq m

Total = 1488 sq ft / 138.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Ashtons Complete (Complete Property). REF: 1204620



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bear in mind...

It is walking distance to the local primary school.



## 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 (0.1miles)

Town centre (1 miles)

Supermarket: Sainsbury's (4 miles)

### Relaxing

Beach: Exmouth (16 miles)

Park: Country Park (0.5miles)

### Travel

Bus stop: Younghayes Road

Train station: Cranbrook (0.5 miles)

Main travel link: M5

Airport: Exeter (2.3 miles)

### Schools

St Martins Primary School (0.2 miles)

Cranbrook Education Campus (1.1 miles)

Please check Google maps for exact distances and travel times.

**Property postcode: EX5 7AE**







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

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