



## Modern Semi-Detached Home

Check out this modern Semi-Detached FAMILY home, on a large corner plot boasting beautiful COUNTRYSIDE VIEWS. Three double bedrooms, stylish kitchen, bright and airy living room, bathroom, Cloakroom and En-suite. Beautifully designed rear garden. Garage and Parking. Good Schools.

Apple Blossom Walk | Exeter | EX5 7ED





PROPERTY TYPE  
Semi-Detached



SIZE  
938 sq ft



LOCATION  
Town



AGE  
Modern



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
3



WARMTH  
District Heating System



PARKING  
Garage, Off Road Parking



OUTSIDE SPACE  
Garden, Patio



EPC RATING  
83B



COUNCIL TAX BAND  
D



### in a nutshell...

- 3 Double Bedrooms
- Generous Sitting Room
- Stylish Kitchen
- En-suite, Cloakroom and Bathroom
- Beautiful Countryside Views
- Garage and Off-Road Parking
- Close to new Town Centre, Schools & Amenities
- MOTIVATED sellers
- Local Rail Station & Transport Links







## the details...

CHECK OUT this wonderful FAMILY HOME.

3 Apple Blossom Walk is sitting on a large corner plot with beautiful countryside views, garage and off road parking to the rear.

With a double fronted dual aspect layout, this property is wonderfully bright and airy. The Living Room leads off from the spacious entrance hall and overlooks both the rear garden and the front of the property. French doors lead directly from this room to the back garden. The Kitchen/Dining Room overlooks the side and front of the property. The kitchen is stylishly designed has plenty of counter top space and space for dining furniture. There is an integrated double electric oven, electric hob, integrated dishwasher, washing machine and fridge/freezer. Completing the ground floor is a cloakroom accessed from the entrance hall.

On the first floor you will find the three double bedrooms. All three bedrooms are generous in size and benefit from the lovely views of the countryside. The master bedroom has dual aspect windows and an en-suite shower room. Also leading from the landing is the family bathroom, with bath with shower over, WC and wash basin.

Due to its location on a large corner plot, this property has a lawn and mature shrubs wrapping around the side of the property and a garden to the rear. The rear garden is beautifully presented with artificial grass and patio, easily accessed from french doors in the sitting room and a side gate outside. Behind the property is a practical single garage and off-road parking space directly in front.



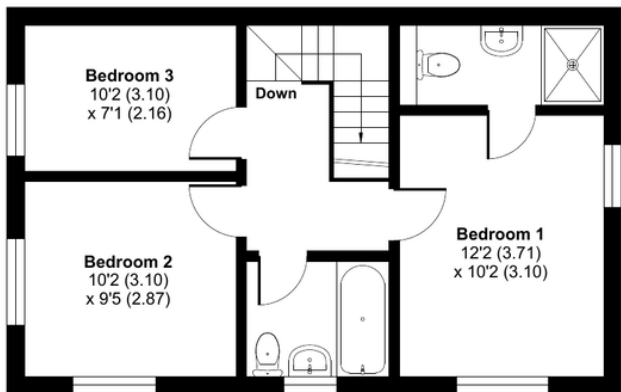
what the owner loves most...

The beautiful views of the countryside.

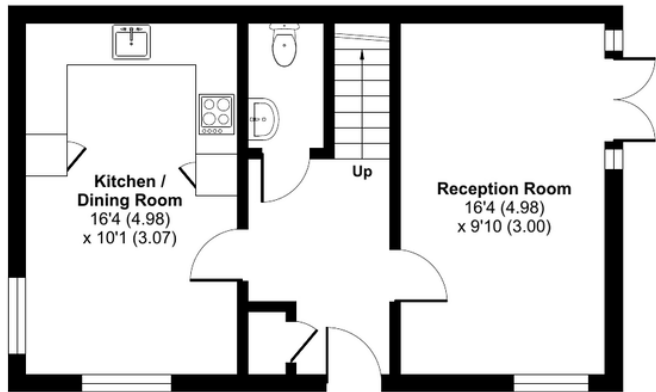


Apple Blossom Walk, Exeter, EX5

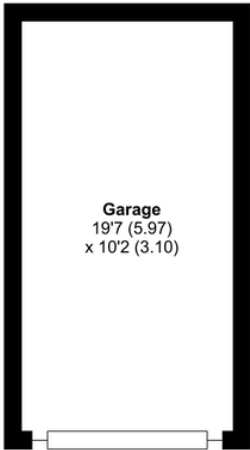
Approximate Area = 938 sq ft / 87.1 sq m  
Outbuilding = 200 sq ft / 18.6 sq m  
Total = 1138 sq ft / 105.7 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1205134



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...

This property is close to local schools, the train station, country park and the new town centre in Cranbrook.



## 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 (0.8miles)

Town centre (0.3 miles)

Supermarket: Sainsbury's (4.8 miles)

## Relaxing

Beach: Exmouth (12.7 miles)

Park: Country Park (0.5miles)

## Travel

Bus stop: Younghayes Road

Train station: Cranbrook (1.1 miles)

Main travel link: M5

Airport: Exeter (2.3 miles)

## Schools

St Martins Primary School (1 miles)

Cranbrook Education Campus (0.6 miles)

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7ED**





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

Tel 01392 422500  
Email [exeter@completeproperty.co.uk](mailto:exeter@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://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.**