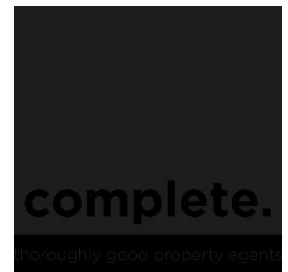




3 Bedroom Semi-detached Home

An exciting opportunity to purchase a modern semi-detached family home with an open plan kitchen/diner with French doors, separate utility room, sitting room, three bedrooms, master en-suite, garage, off road parking, generous enclosed rear garden and front lawn in Cranbrook, with excellent transport routes to the city of Exeter.

7 Sweet Coppin | Exeter | EX5 7FB





PROPERTY TYPE

Semi Detached Home



SIZE

925 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Large Garden,
Patio



EPC RATING

82B



COUNCIL TAX BAND

D



in a nutshell...

- Garage and Off Road Parking
- Open Plan Kitchen/Diner
- Separate Utility
- Sitting Room
- Cloakroom, Bathroom and Master Ensuite
- South-West Facing Rear Garden
- Lot's of Natural Light Throughout
- Local Country Park & Rail Station
- Easy access to M5, Exeter & A30





the details...

An exciting opportunity to purchase a modern semi-detached family home with an open plan kitchen/diner with French doors, separate utility room, sitting room, three bedrooms, master en-suite, garage, off road parking, generous enclosed rear garden and front lawn in Cranbrook, with excellent transport routes to the city of Exeter.

Inside, it is well-presented with stylish décor throughout, and it feels warm with community central heating and double-glazing. On the ground floor the accommodation is comprised of an entrance hallway with a staircase to the first floor and a convenient cloakroom with a WC and basin, a decent-sized living room overlooking the front lawn, a stylish kitchen/dining room with French doors leading to the generous rear garden and practical utility room. The kitchen has plenty of worktop and cupboard space, an electric oven and hob and space for a dishwasher and fridge/freezer. The utility room benefits from storage and plumbing for a washing machine and dishwasher. Upstairs, there are three light and airy bedrooms, the master, a double with an en-suite shower room, another double and a single, an airing cupboard, and a family bathroom containing a bath, a basin and a WC.

Outside, the rear garden has been practically landscaped with decking and a large lawn boarded by pretty greenery and shrubbery. A gate provides alternative access and leads to the front lawn and single garage that has a counter-weight door to the driveway with an additional parking space in front.

Tenure: Freehold
Council Tax Band: D



what the owner loves most...

“The transport links from the town are fantastic, regular bus service, train station, easy access to the M5 & A30”



the floorplan...



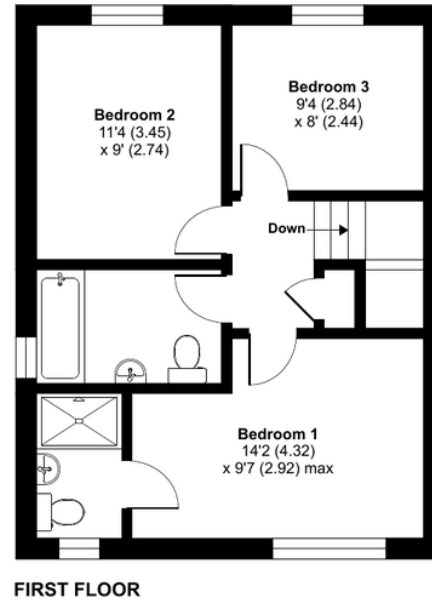
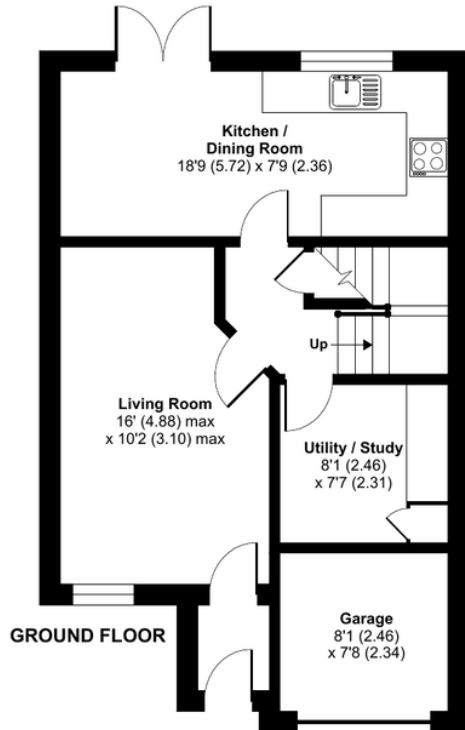
Sweet Coppin, Cranbrook, Exeter, EX5

Approximate Area = 925 sq ft / 85.9 sq m

Garage = 62 sq ft / 5.8 sq m

Total = 987 sq ft / 91.7 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). © nichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1209906



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.

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bear in mind...

Cranbrook is a highly sought-after area with much investment into the facilities happening as we speak, the new town centre makes it an exciting place to be!



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 (0.7miles)

Town centre (1.2 miles)

Supermarket: Sainsbury's (3 miles)

Relaxing

Beach: Exmouth (13 miles)

Park: Country Park

Travel

Bus stop: Younghayes Road

Train station: Cranbrook (0.7 miles)

Main travel link: M5

Airport: Exeter (2.3 miles)

Schools

St Martins Primary School (0.8 miles)

Cranbrook Education Campus (0.5 miles)

Please check Google maps for exact distances and travel times.

Property postcode: EX5 7FB



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

Tel [01392 422500](tel:01392422500)
Email exeter@completeproperty.co.uk
Web completeproperty.co.uk

Complete
141 Younghayes Rd
Cranbrook
EX5 7DR

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