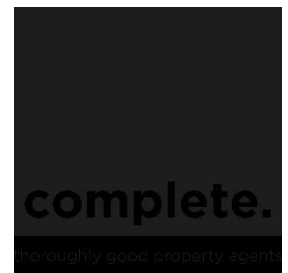




## Detached Family Home

Check out this DETACHED family home, built by the Award-Winning Cavanna homes in 2024. With three bedrooms, fully upgraded kitchen with integrated appliances, Separate Lounge, En-suite, Bathroom & Cloakroom. Benefiting from a single garage as well as a driveway for two cars, solar panels, 10-year warranty and lots of upgrades.

38 Medland Way | Exeter | EX2 0AX





PROPERTY TYPE

Detached House



SIZE

966 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

91B



COUNCIL TAX BAND

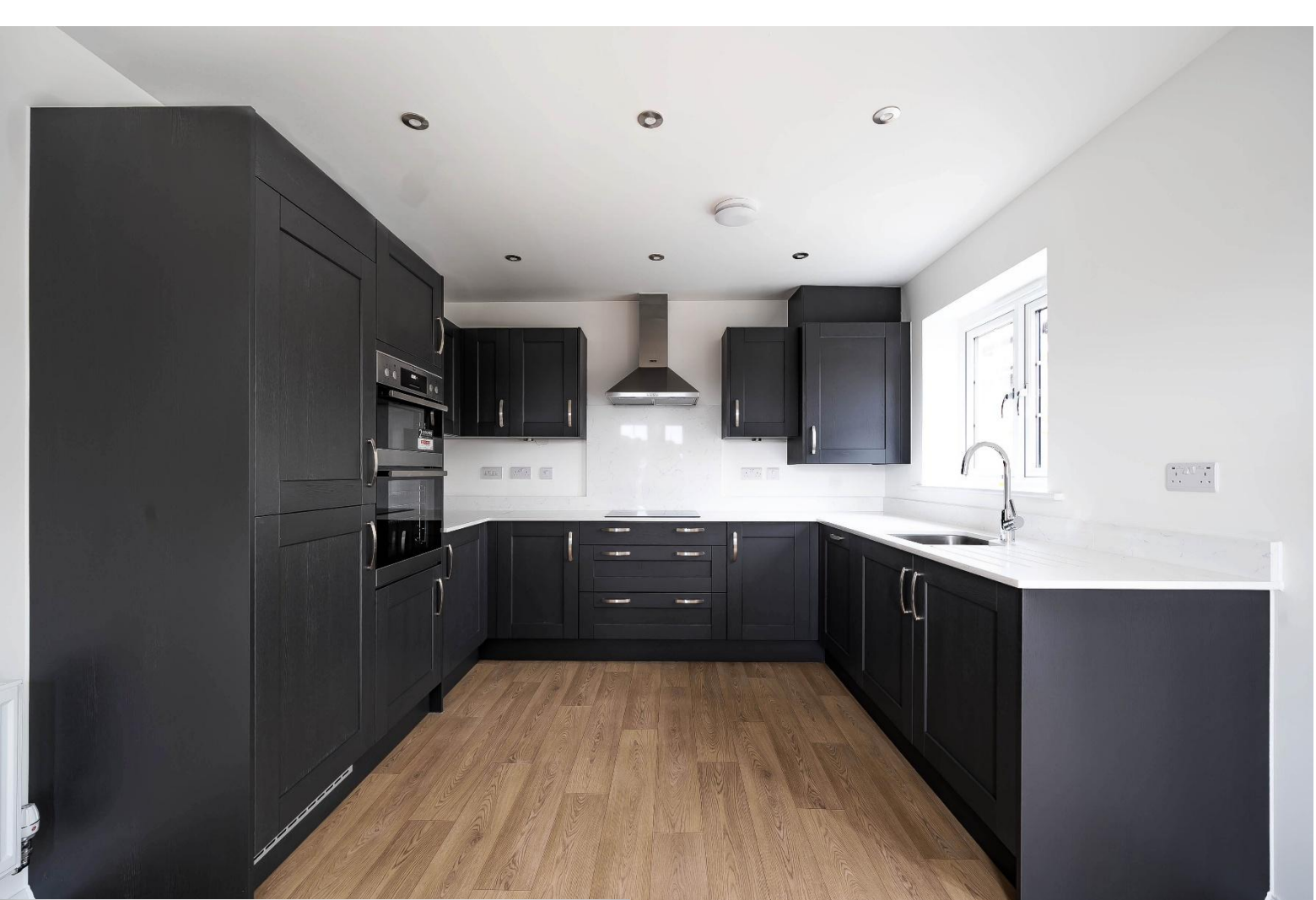
TBC



### in a nutshell...

- 3 Bedrooms
- Upgraded Kitchen with Integrated Appliances
- En-suit Shower Room, Cloakroom and Bathroom
- Enclosed Garden
- Single Garage and Driveway for 2 Cars
- Solar Panels
- 10 year NHBC/LABC Buildmark Warranty
- Built in 2024 by Cavanna Homes
- Excellent Transport Links





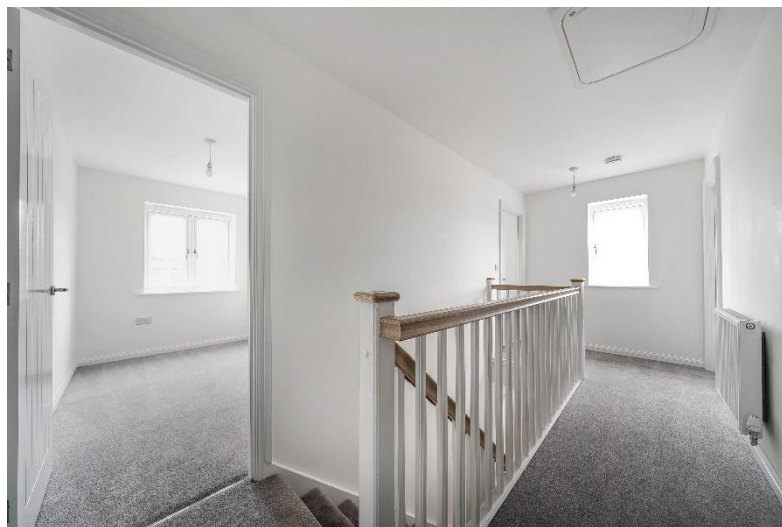
## the details...

CHECK OUT this fabulous, modern, detached home built by the Award Winning Cavanna homes in 2024. With 3 bedrooms, fully integrated kitchen, spacious sitting room, cloakroom, bathroom, en-suite shower room, enclosed garden, off-road parking and single garage. Located on brand new development in Exeter, this property is conveniently located for easy access to the city centre and the M5.

Inside, it is beautifully presented with light and neutral décor throughout. The property feels warm and welcoming with the latest heating system and PVC-u double-glazing, and benefits from solar panels on the roof that generates electricity and reduces the running costs.

Upon entering the property you are immediately greeted with a spacious entrance hallway with plenty of space to store your coats and shoes under the stairs. This space is bright and airy which is a theme that continues throughout the home. To your left is the freshly carpeted sitting room with dual aspect windows including a beautiful bay window to the front of the property that floods this room with natural light. To your right is a stylish kitchen with practical vinyl floors and integrated double oven, fridge/freezer, washing machine and induction hob. This room has been finished to an excellent standard and fully upgraded. There is space for dining furniture and French doors lead directly into the back garden making this the perfect space for entertaining both inside and out. Completing the ground floor is the cloakroom. This generous room includes a WC, wash basin and a large walk in storage cupboard housing the consumer unit.

The first floor is freshly carpeted throughout and comprised of three bedrooms, a bathroom and en-suite shower room. Two of the bedrooms are generous double's with dual aspect windows, making this floor just as bright and airy and the rooms below. The master bedroom boasts a second bay window which provides a pleasant view. Both bedrooms two and three enjoy a view of the garden below. The bathroom and en-suite are high quality and modern. In the main bathroom you will find a bath with shower over, WC, wash basin, heated towel rail with tiled surrounds and smart vinyl throughout. The en-suite is luxurious with a tiled shower, WC, wash basin, heated towel rail and practical vinyl flooring.



## what the owner loves most...

The kitchen is fully integrated.





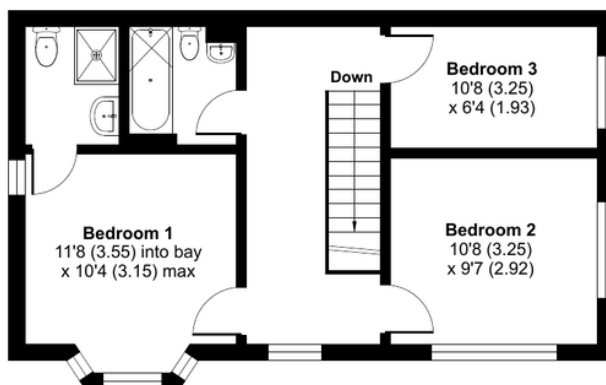
## Medland Way, Exeter, EX2

Approximate Area = 966 sq ft / 89.7 sq m

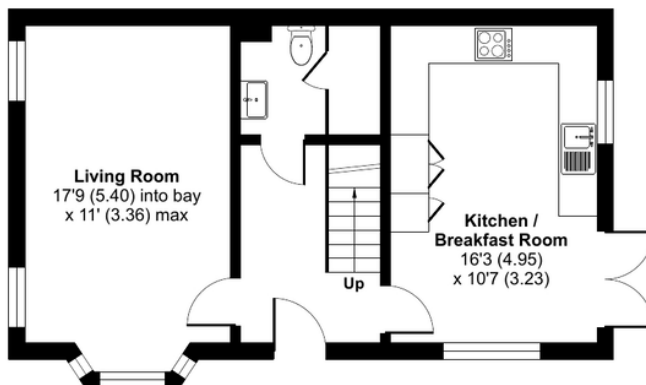
Garage = 226 sq ft / 21 sq m

Total = 1192 sq ft / 110.7 sq m

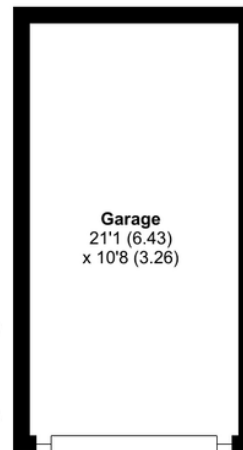
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1217495



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...

This property has been upgraded to the Silver Specification



## 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

City centre: Exeter 3.8 miles

Supermarket: Lidl 1.6 miles

### Relaxing

Beach: Exmouth 10.2 miles

Park: Arena Park 5 miles

Exeter Golf and Country Club 1.7 miles

### Travel

Bus stop: Matford Park and Ride 0.3 miles

Train station: Marsh Barton Station 1.6 miles

Main travel link: M5

Airport: Exeter 5.4 miles

### Schools

Matford Brook Academy 1.1 miles

Alphington Primary School 1.6

West Exe School 2.2

Please check Google maps for exact distances and travel times.

**Property postcode: EX2 0AX**





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

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

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