



Modern Semi-Detached Home

CHECK OUT this modern Semi-Detached HOME in Cranbrook with 3 Bedrooms, Living Room, Separate Kitchen/Dining Room, Bathroom and En-suite Shower Room. This property is beautifully presented with lot's of space and natural light, benefiting from a South-West facing Rear Garden and two Parking Spaces. Only a short distance from the Town Centre and Shops and CHAIN FREE, this property is definitely worth a look.

29 Sweet Chestnut | Exeter | EX5 7FQ





PROPERTY TYPE

Semi-Detached House



SIZE

720 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

82B



COUNCIL TAX BAND

C



in a nutshell...

- 3 Bedrooms
- Living Room
- Kitchen/Dining Room
- Enclosed Rear Garden
- En-suite Shower + Bathroom
- Off Road Parking
- Close to the New Town Centre
- NO ONWARD CHAIN
- Local Schools & Rail Station





the details...

A fabulous modern, Semi Detached FAMILY HOME with three bedrooms, enclosed and landscaped rear garden and parking in the new town of Cranbrook. Close to the new town centre and benefiting from excellent road and rail links to the city of Exeter.

Steps leads to the entrance with an area of decorative gravel perfect for displaying potted plants. Inside, it is beautifully presented with fresh, light and neutral decor giving a modern feel.

The entrance Hallway has a convenient ground-floor Cloakroom with a WC and corner basin, and a carpeted staircase rising to the first floor.

A door leads into a decent-sized Living Room with light from a window overlooking the front. There is an under-stairs cupboard providing storage and a door leads into a Kitchen/Dining Room. This room benefits from practical Vinyl flooring and plenty of light from a window and French doors leading to the garden. The Kitchen has plenty of worktop space and a modern range of fitted units with matching wall-cabinets, providing ample cupboard space. There is an integrated electric oven and electric hob and space for a washing machine and large fridge freezer. There is plenty of room for a dining table and the direct access to the garden means it is perfect for entertaining.

Upstairs, the Master Bedroom is a good-sized double, with a generous built-in cupboard above the stairs, cosy carpet and an En-Suite Shower Room which is modern and stylish with wood affect vinyl flooring, tiled shower, pedestal basin, WC and radiator. There are two further light and airy Bedrooms. Both are carpeting and look out to the rear garden.

Completing the accommodation is the family Bathroom, with the same practical wood affect vinyl floor, containing a bath with electric shower over, pedestal basin, a WC. On the landing is an airing cupboard for linen and a hatch in the landing ceiling provides access to the loft space.

Outside, the rear garden is beautifully landscaped with a patio, artificial grass and a paved pathway. It is fully enclosed and south-west facing making it a wonderful and safe space for both children and pets. A gate at the end of garden leads to the two parking spaces.



what the owner loves most...

The garden is South-West facing.



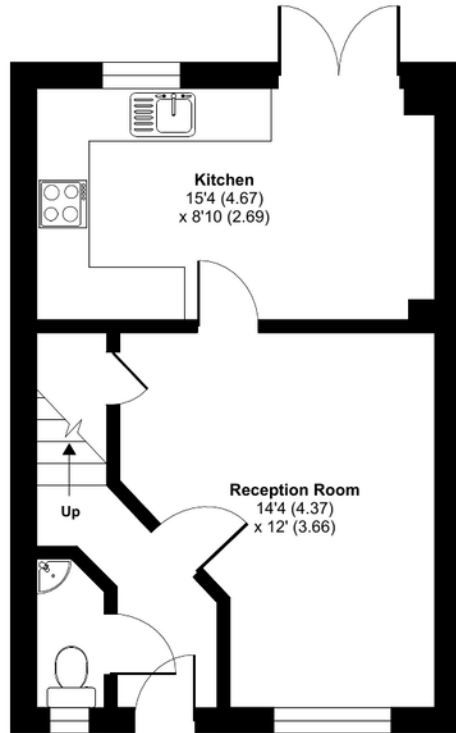
the floorplan...



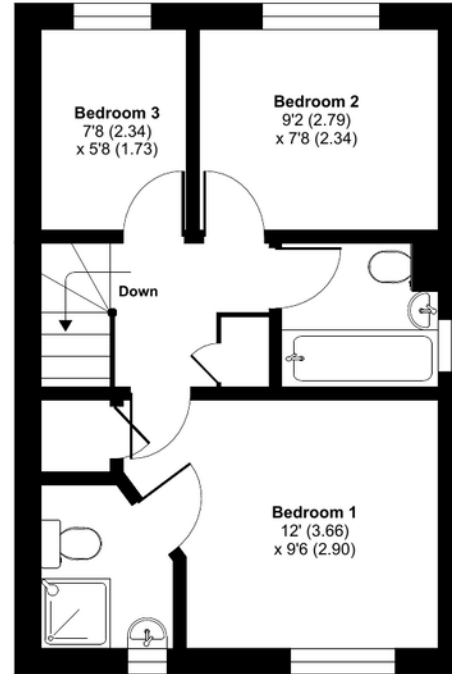
Sweet Chestnut, Cranbrook, Exeter, EX5

Approximate Area = 720 sq ft / 66.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Ashtons Complete (Complete Property). REF: 1225263



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bear in mind...

This property is CHAIN FREE!



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 and a new town centre, shops and Morrisons supermarket.

Shopping

Late night pint of milk: Co-op (1 mile)
Town centre (0.2 miles)
Supermarket: Morrisons (0.2 miles)

Relaxing

Beach: Exmouth (14.8 miles)
Park: Country Park

Travel

Bus stop: Court Royal (0.2 miles)
Train station: Cranbrook (1.5 miles)
Main travel link: M5
Airport: Exeter (2.4 miles)

Schools

St Martins Primary School (1.4 miles)
Cranbrook Education Campus (0.5 miles)

Please check Google maps for exact distances and travel times.

Property postcode: EX5 7FQ





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

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