



## Semi-Detached FAMILY home

A SEMI-DETACHED family home with a modern kitchen, bright and Airy Living Room/Dining Room, Three Bedrooms, Bathroom, Cloakroom, Enclosed Rear Garden and Two Parking Spaces in Cranbrook. This property is close to local schools and the new town centre, with excellent road and rail links to the city of Exeter.

14 Higher Furlong Road | Exeter | EX5 7GY



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

910 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

85B



COUNCIL TAX BAND

C



### in a nutshell...

- Three Bedrooms
- Modern Kitchen
- Bright and Airy Sitting Room
- Bathroom and Cloakroom
- Enclosed Rear Garden
- 2 Off Road Parking Spaces
- Close to New Town Centre
- Excellent travel links to Exeter
- Local Schools & Rail Station





## the details...

The front of the property is attractive with mature shrubs either side of paved pathway to the front door and around the side of the property. Inside, it is nicely presented with light and neutral décor throughout and feels warm with community central heating and double glazing. The entrance hallway has laminate flooring throughout with a useful storage cupboard and practical cloakroom. The cloakroom is built with disabled access and wood affect vinyl flooring with a WC and pedestal wash basin.

The kitchen leads off from the entrance hallway. This room is modern in design with plenty of worktop space and neutral matching storage. There is wood affect vinyl flooring throughout, an electric oven with a ceramic hob and space for a washing machine and fridge/freezer. Dual aspect windows mean that this room is flooded with natural light. The sitting room completes the ground floor. This room is fresh and bright, with light laminate flooring. There is plenty of space for sitting room furniture as well as a dining table. A door at the back of the room leads to the rear garden.

Carpeted stairs rise to the first floor. The Master Bedroom is to the front of the property and generous in size. Two large windows mean that this room is bright and airy. Bedrooms two and three are carpeted and both overlook the rear garden. The final room on this floor is the Bathroom with same practical wood affect vinyl flooring as downstairs, a bath with shower over, glass shower screen, pedestal wash basin, WC and radiator. On the landing you will find an airing cupboard for linen and a hatch in the landing ceiling provides access to the loft space.

Outside the rear garden has an area of lawn, a patio and a paved pathway. The garden is South-East facing and fully enclosed making it a wonderful and safe space for both children and pets. A useful water butt and garden shed can also be found here. A gate at the end of garden leads to two parking spaces in tandem.

**\*Agents Note** - We have been advised by our vendor client that an application has been made to land registry for the amendment of the title register from Leasehold to Freehold. This is due to the property previously being shared ownership.

For further enquiries please contact the office. Any buyer wishing to purchase is advised to seek independent legal advice throughout the conveyancing process.

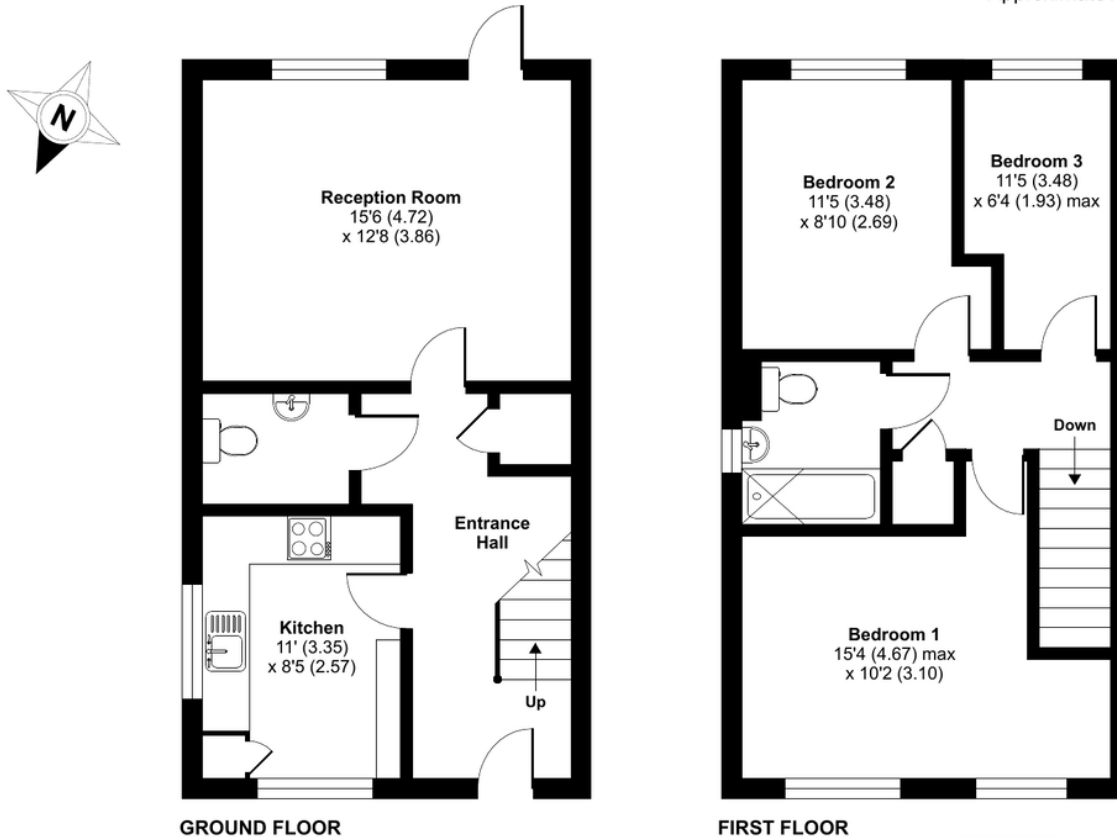
Tenure – Leasehold\*  
Council Tax Band C



## Higher Furlong Road, Cranbrook, Exeter, EX5

Approximate Area = 910 sq ft / 84.5 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). © nitchecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1225391



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.

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bear in mind...

This property is only a short walk to the new town centre.



## 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, new town centre, shops and Morrisons supermarket.

### Shopping

Late night pint of milk: Morrisons (0.7 miles)

Town centre (0.7 miles)

Supermarket: Morrisons (0.7 miles)

### Relaxing

Beach: Exmouth (13.7 miles)

Park: Country Park

### Travel

Bus stop: Dove Lane (0.1 miles)

Train station: Cranbrook (1.6 miles)

Main travel link: M5

Airport: Exeter (2.9 miles)

### Schools

St Martins Primary School (1.9 miles)

Cranbrook Education Campus (0.6 miles)

Please check Google maps for exact distances and travel times.

**Property postcode: EX5 7GY**





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

Tel [01392 422500](tel:01392422500)  
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

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