



Mid Terraced FAMILY home

CHECK OUT this modern Mid-Terraced FAMILY home, with three Bedrooms, Kitchen/Dining Room, Sitting Room, Bathroom, Master En-suite and Cloakroom. This property is beautifully presented and spacious, benefiting from a Low Maintenance Rear Garden, a garage and parking space. Conveniently located close to the shops, schools and amenities and with excellent road and rail links to the city of Exeter.

6 Kemps Field | Exeter | EX5 7AZ





PROPERTY TYPE

Mid Terraced House



SIZE

867 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

78C



COUNCIL TAX BAND

C



in a nutshell...

- 3 Bedrooms
- Modern Kitchen/Diner
- Spacious Sitting Room
- Bathroom, Master En-Suite and Cloakroom
- Garage & Off Road Parking
- COMPLETE UPPER CHAIN
- Low Maintenance Rear Garden
- Excellent Public Transport Links
- Near to Airport, M5 & A30





the details...

CHECK OUT this fabulous, modern, mid-terraced family HOME with Three Bedrooms, Master En-suite, Garage and Enclosed Rear Garden, conveniently located close to the shops, schools and amenities in the new-town of Cranbrook and with excellent road and rail links to the city of Exeter.

A paved pathway leads through the front garden, well stoked with mature shrubs, to the front door, sheltered beneath a storm porch. Inside, this property feels warm and welcoming with community central heating and double glazing.

Once inside, there is an entrance hallway with useful under stairs storage and convenient downstairs cloakroom with attractive porcelain floor tiles throughout. The ground floor is comprised of a modern kitchen/dining room with a modern fitted kitchen in white, plenty of worktop and cupboard space, an electric oven, ceramic hob, and an integrated washing machine, dishwasher and fridge/freezer and a spacious sitting room with french doors leading to the rear garden.

Stairs rise to the first floor landing. On this floor there is 3 light and airy bedrooms. The Master Bedroom overlooks the rear garden and benefits from an En-suite Shower Room with Shower, WC, Pedestal Wash Basin and heated Towel Rail. Completing the accommodation is a the Family Bathroom with Bath with Shower Over, WC and Pedestal Wash Basin.

Outside, the rear garden generous in size and is fully enclosed making it child and pet friendly. It is low maintenance with a paved patio and areas of gravel making a great outside space for entertaining, be it alfresco dining or a barbecue. A gate at the rear provides alternative access and there is a single garage, with an up and over door, beneath a neighbouring coach house, along with an allocated parking space.

Tenure - Freehold
Council Tax Band C



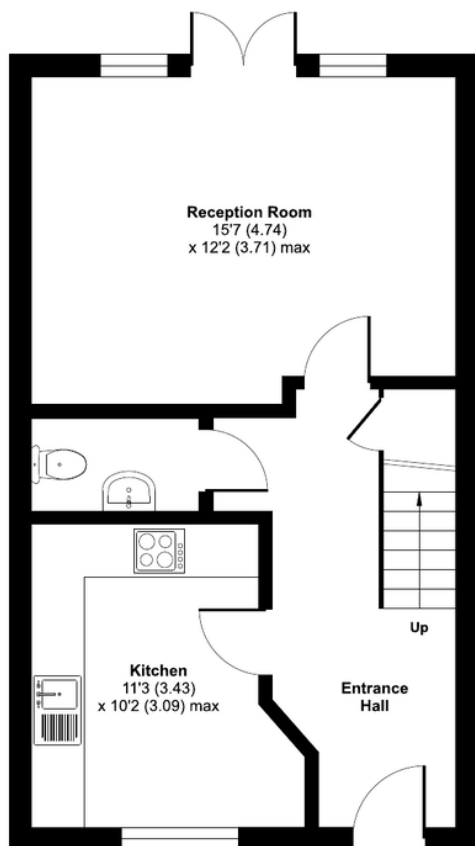
Kemps Field, Cranbrook, Exeter, EX5

Approximate Area = 880 sq ft / 81.7 sq m

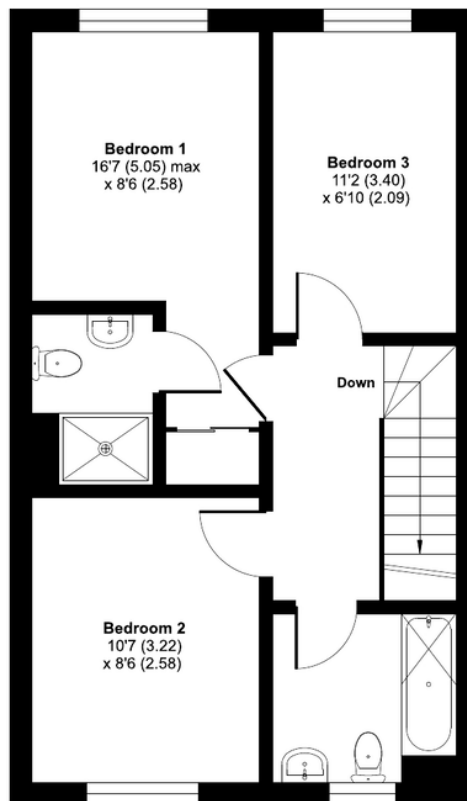
Garage = 163 sq ft / 15.1 sq m

Total = 1043 sq ft / 96.8 sq m

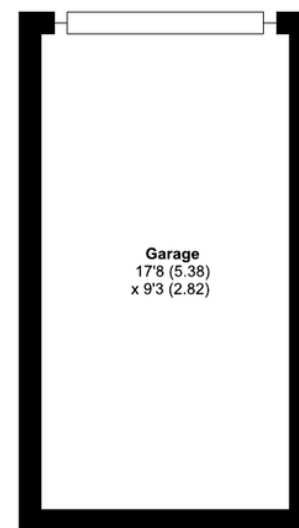
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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1226770



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bear in mind...

This property benefits from a garage and off-road parking space!



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 (0.1miles)

Town centre (1.2 miles)

Supermarket: Morrison (1.2 miles)

Relaxing

Beach: Exmouth (12.4 miles)

Park: Country Park

Travel

Bus stop: Younghayes Road (0.1 miles)

Train station: Cranbrook (0.6 miles)

Main travel link: M5

Airport: Exeter (1.6 miles)

Schools

St Martins Primary School (0.2 miles)

Cranbrook Education Campus (1.3 miles)

Please check Google maps for exact distances and travel times.

Property postcode: EX5 7AZ





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

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