



## Semi-detached HOME

CHECK OUT this modern, Semi-Detached HOME with two Double-Bedrooms, an open plan Living area, Family Bathroom, Downstairs Cloakroom, an enclosed Rear Garden and parking, conveniently located walking distance from the shops, amenities and country park in the town of Cranbrook, with excellent road and rail links to the city of Exeter.

8 Alford Pasture | Exeter | EX5 7EB

**complete.**

thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

580 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

82B



COUNCIL TAX BAND

B



### in a nutshell...

- Two Double Bedrooms
- Open-plan Living accommodation
- Modern Fitted Kitchen
- Downstairs Cloakroom
- Family Bathroom
- Low Maintenance Garden
- Off Road Parking
- Easy access to commuting links
- Close to country park and amenities





## the details...

CHECK OUT this modern, Semi-Detached HOME with with two Double-Bedrooms, an open plan Living area, Family Bathroom, Downstairs Cloakroom, an enclosed Rear Garden and parking, conveniently located walking distance from the shops, amenities and country park in the town of Cranbrook, with excellent road and rail links to the city of Exeter.

A paved path leads to the front door, sheltered beneath a glass storm porch beside the low maintenance front garden with beds of decorative shingle and gravel with mature shrubs. Inside the property feels warm and welcoming with community central heating and double glazing. The front door opens onto convenient inset doormat and leads into the beautifully presented and spacious open-plan living space. A bay window to the front of the property and french doors leading to the rear garden ensure this room is filled with natural light.

The living room area is bright and airy and benefits from a handy storage area in an alcove beneath the turning staircase to the first floor. The kitchen is modern and well equipped with a range of elegant gloss-white fitted units with matching wall cabinets, an integrated fridge/freezer, electric oven, ceramic hob and extractor as well as space for a washing machine and a dining room table. Completing the ground floor is a convenient Cloakroom containing a hidden-cistern WC and a wash basin.

Upstairs, there is two bed bedrooms. The Master Bedroom is a spacious double with a built-in wardrobe benefiting from a south-facing window to the rear and Bedroom Two is another light and airy double with a wide window to the front. The family bathroom has a tiled floor and stylishly-tiled walls with bath with shower over, wash basin, WC and heated towel rail.

Outside, the South Facing rear garden is a decent size and is fully-enclosed making it safe for both children and pets. It is low-maintenance with a paved terrace and a synthetic lawn where you will find two shed's. It's proximity to the kitchen makes it the perfect space for entertaining guests be it alfresco dining or a family barbecue. A side gate leads directly to two off-road parking spaces to the side of property.

Tenure - Freehold  
Council Tax Band B

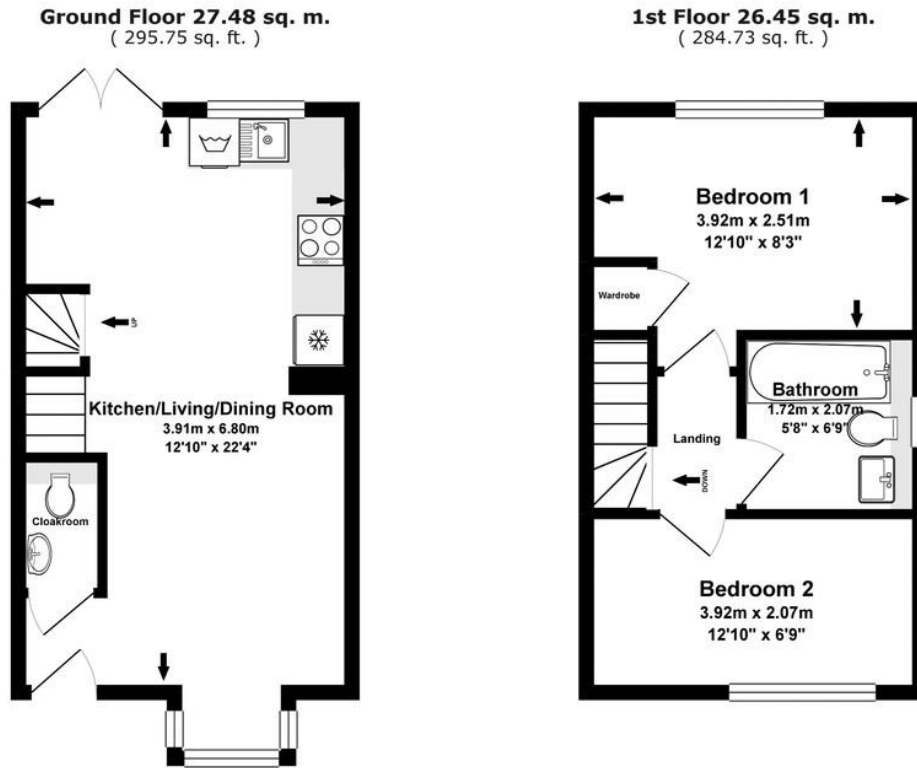


## what the owner loves most...

The fact that the property is open plan as it helps with communication and being social with guest!



## the floorplan...



TOTAL FLOOR AREA : 53.93 sq. m. ( 580.48 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2019



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.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



bear in mind...

This property is only a short walk from 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 and a new town centre, shops and Morrisons supermarket.

### Shopping:

Late night pint of milk: Morrison (0.3 miles)

Town centre (0.3 miles)

Supermarket: Morrison (0.3 miles)

### Relaxing:

Beach: Exmouth (13 miles)

Park: Country Park

### Travel:

Bus stop: Sweet Coppin (0.6 miles)

Train station: Cranbrook (0.5 miles)

Main travel link: M5

Airport: Exeter (2.2 miles)

### Schools:

St Martins Primary School (0.2 miles)

Cranbrook Education Campus (1.1 miles)



Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7EB**



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

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &  
new homes

signature  
homes

complete.