



End Terrace HOME

An end terraced FAMILY HOME with a modern kitchen, bright and Airy Living Room/Dining Room, Three Bedrooms, Bathroom, En-suite Shower Room, 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.

5 Crannaford Lane | Exeter | EX5 7EJ

complete.

thoroughly good property agents



PROPERTY TYPE

End Terraced House



SIZE

874 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heated System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

83B



COUNCIL TAX BAND

C



in a nutshell...

- Three Bedrooms
- Modern Kitchen
- Bright and Airy Sitting Room
- Bathroom, En-suite Shower Room and Cloakroom
- South Facing Enclosed Rear Garden
- Two Off Road Parking Spaces
- Close to New Town Centre and Local Schools
- Excellent travel links to Exeter
- Easy access to M5 & A30





the details...

Inside this home is nicely presented with light and neutral décor throughout and feels warm with community central heating and double glazing.

The front of the property is attractive with mature shrubs to the side of paved steps leading to the front door. The entrance hallway has attractive vinyl flooring throughout with a useful storage cupboard and a practical cloakroom with vinyl flooring, WC and wash basin.

The kitchen leads off from the entrance hallway. This room is modern in design with plenty of worktop space and storage. There is tiled affect vinyl flooring throughout, an electric oven with a ceramic hob and space for a washing machine, dishwasher and fridge/freezer. The large window overlooking the front of the property means that this room is flooded with natural light. The sitting room completes the ground floor. This room is fresh and bright, with wood affect laminate flooring. There is plenty of space for sitting room furniture as well as a dining table. French doors at the back of the room leads to the rear garden.

Stair rise up to the first floor. The Master Bedroom is to the front of the property. It can accommodate at least a double bed and benefits from an En-suite Shower Room with vinyl flooring, a tiled shower, wash basin and WC. Bedrooms two and three are carpeted and both overlook the rear garden. The final room on this floor is the Bathroom with smart vinyl flooring, a bath with tiled walls, pedestal wash basin and WC.

Outside the south-facing rear garden is mainly laid to decking with a section of artificial grass and a patio directly outside the living room doors. It fully enclosed making it a wonderful and safe space for both children and pets and there is plenty of space for garden furniture, perfect for alfresco dining and BBQ's. A side gate leads to the front of the property where you will find two off-road parking spaces outside of No. 1 with a section of shrubery.

Tenure - Freehold
Council Tax Band C

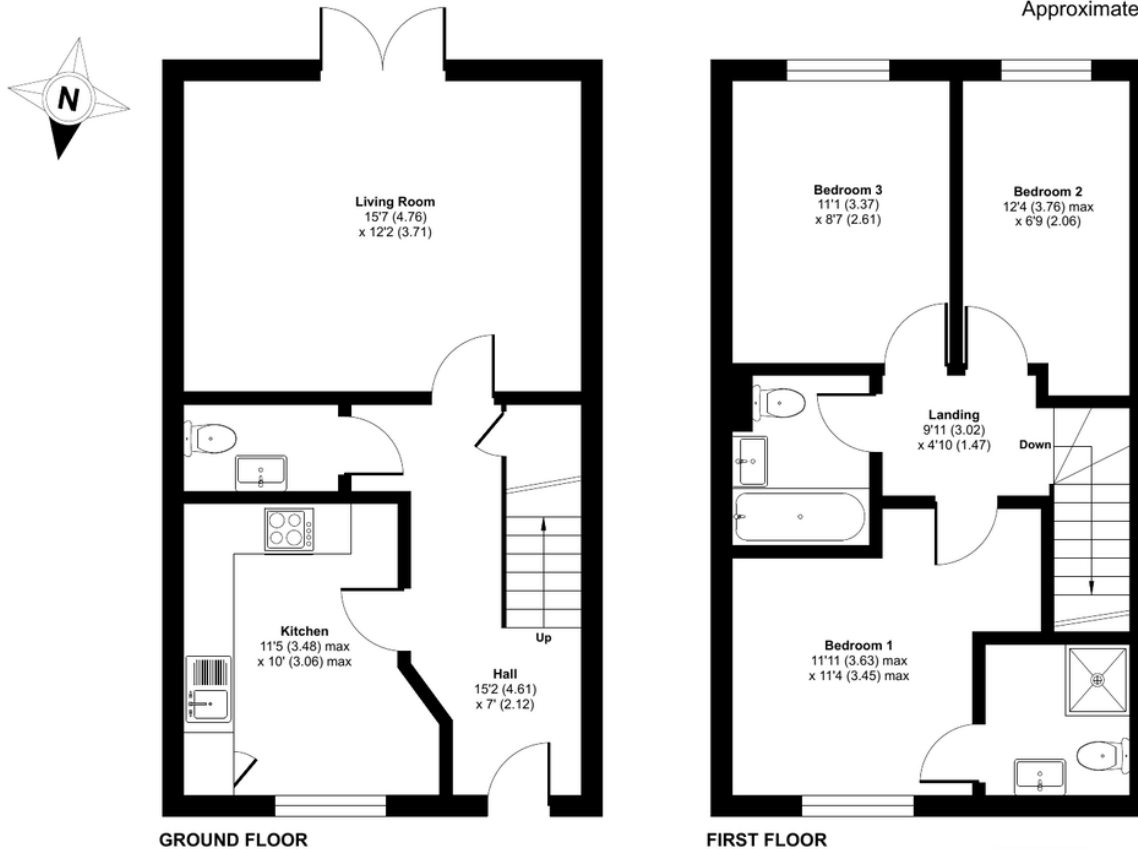


the floorplan...

Crannaford Lane, EX5

Approximate Area = 874 sq ft / 81.2 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



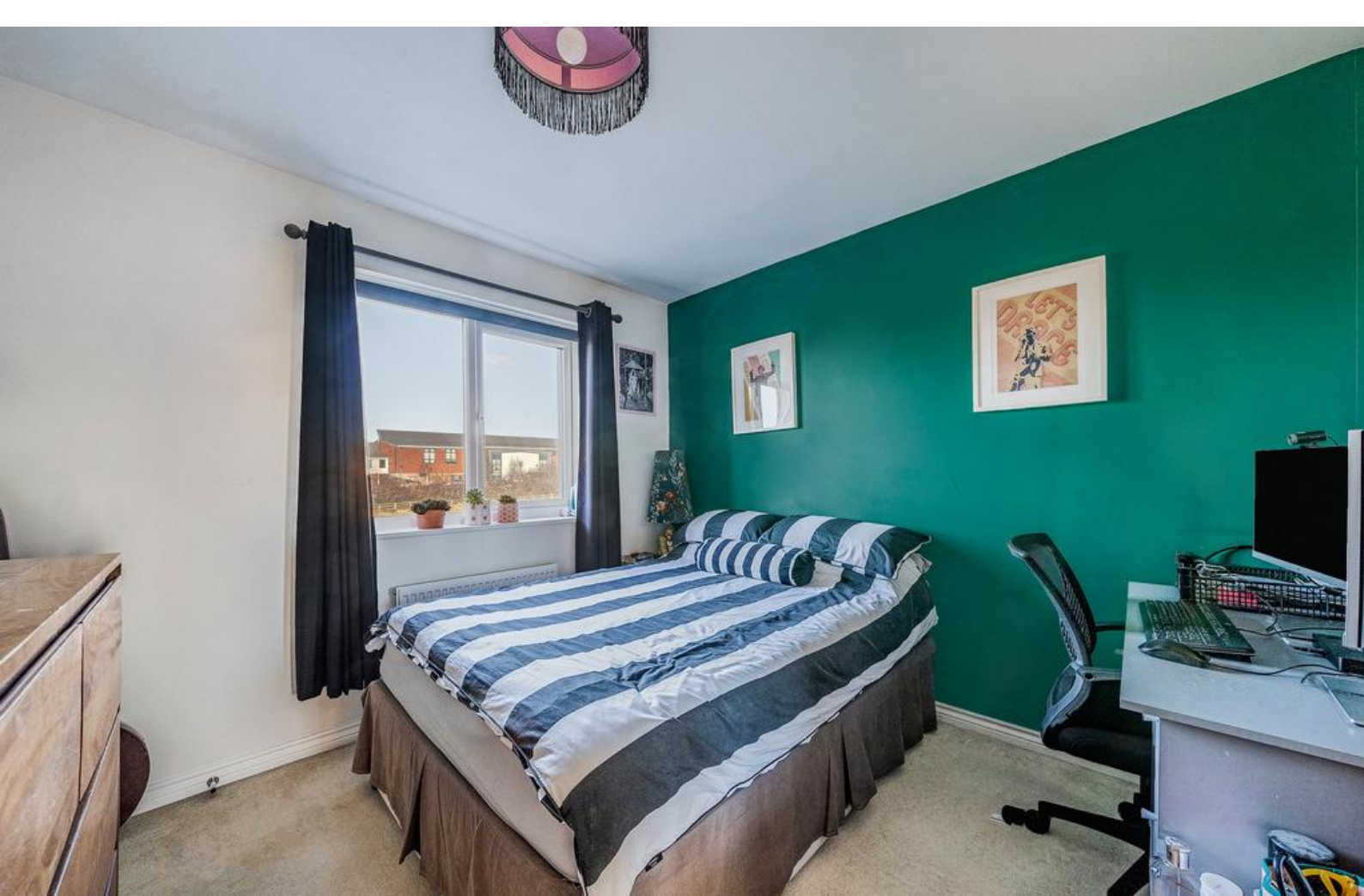
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Ashtons Complete (Complete Property). REF: 1242845



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.



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.

Late night pint of milk: Morrison (0.3 miles)
Town centre (0.3 miles)
Supermarket: Morrisons (0.3 miles)

Relaxing
Beach: Exmouth (13 miles)
Park: Country Park

Travel
Bus stop: Tillhouse Road (0.2 miles)
Train station: Cranbrook (1.2 miles)
Main travel link: M5
Airport: Exeter (3.2 miles)

Schools
St Martins Primary School (1 miles)
Cranbrook Education Campus (0.1 miles)

Please check Google maps for exact distances and travel times. **Property postcode: EX5 7EJ**





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

Tel [01392 422500](tel:01392422500)
Email exeter@completeproperty.co.uk
Web 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.