



Semi-Detached FAMILY home

CHECK OUT this semi-detached family home with a modern kitchen, bright and airy Living Room/Dining Room, Three Bedrooms, Bathroom, Cloakroom, Master En-Suite, 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.

63 Higher Furlong Road | Exeter | EX5 7GY





PROPERTY TYPE

Semi-Detached House



SIZE

872 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, Cloakroom and En-suite Shower Room
- Enclosed Rear Garden
- 2 Off Road Parking Spaces
- Close to New Town Centre
- Excellent travel links to Exeter
- Local Schools & Rail Station





the details...

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

A paved pathway leads through the front garden with an area of decorative gravel and mature shrubs to the front door which is sheltered beneath a storm porch. Once inside the entrance hallway benefits from a useful storage cupboard and practical cloakroom with a WC and pedestal wash basin.

The Kitchen is found on your right. This room is modern in design with plenty of worktop space and neutral matching storage. There is practical vinyl flooring throughout, an electric oven with a ceramic hob and space for a washing machine, dishwasher and fridge/freezer. A large window to the front of the property ensures that this room is flooded with natural light. Completing the ground floor in the fresh and bright Sitting Room. This room is spacious with plenty of space for sitting room furniture as well as a dining table and benefits from french doors leading to the rear garden.

Carpeted stairs rise up to the first floor. The Master Bedroom is to the front of the property and is a good size and benefits from an En-suite Shower Room with a double shower, WC and wash basin. Bedrooms two and three are carpeted and both overlook the rear garden. Completing this floor is the Bathroom with a bath with shower over, glass shower screen, pedestal wash basin, WC and radiator.

Outside the rear garden has an area of lawn, a patio and a paved pathway. The garden is and fully enclosed making it a wonderful and safe space for both children and pets. A gate at the end of garden leads to two parking spaces in tandem and a further gate provides alternative access around the side of the property.

Tenure - Freehold
Council Tax Band C

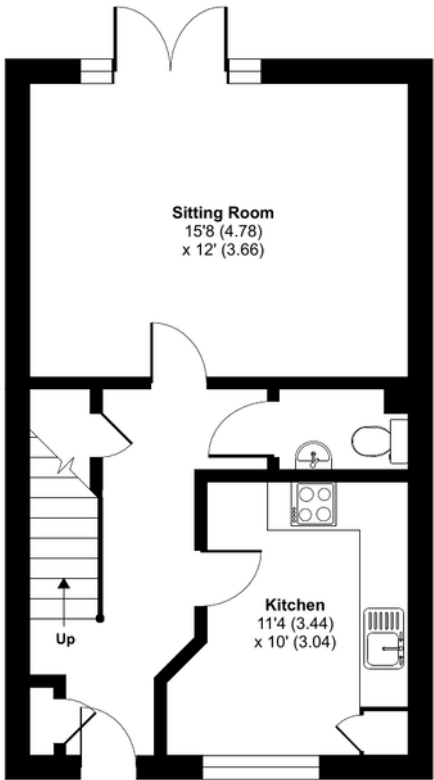


the floorplan...

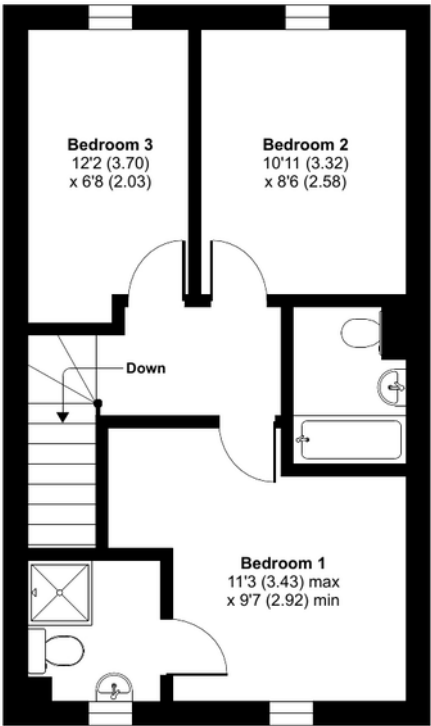
Higher Furlong Road, Cranbrook, Exeter, EX5

Approximate Area = 872 sq ft / 81 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). © n7cheom 2025. Produced for Ashtons Complete (Complete Property). REF: 1258522



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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 (1 mile)
Town centre (1 mile)
Supermarket: Morrison (1 mile)

Relaxing

Beach: Exmouth (14.3 miles)
Park: Country Park

Travel

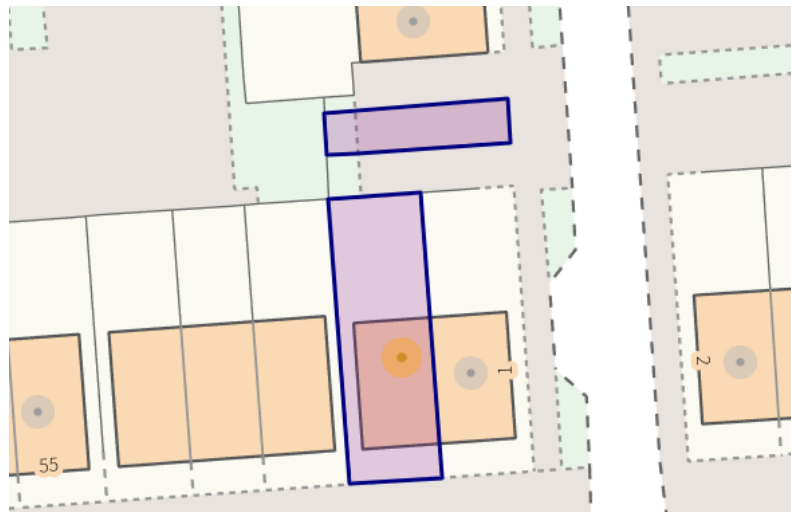
Bus stop: Dove Lane (0.2 miles)
Train station: Cranbrook (1.7 miles)
Main travel link: M5
Airport: Exeter (3.6 miles)

Schools

St Martins Primary School (2 miles)
Cranbrook Education Campus (0.7 miles)

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7GY**





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