



## Semi-Detached HOME

CHECK OUT this lovely Semi-Detached HOME in Cranbrook with 3 bedrooms, contemporary kitchen, sitting room, family bathroom and cloakroom as well as off-road parking and a landscaped garden.

13 Farm Park | Exeter | EX5 7AQ





PROPERTY TYPE

Semi-Detached House



SIZE

652 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

71C



COUNCIL TAX BAND

B



### in a nutshell...

- Three Bedrooms
- Modern Kitchen
- Living Room
- Bathroom & Cloakroom
- Off Road Parking
- Enclosed Rear Garden
- Ideal First Home
- Excellent travel links to Exeter
- Easy access to M5 & A30 & Rail Station







## the details...

A paved pathway leads to the front door, opening directly into the entrance hallway where you'll find a convenient cloakroom fitted with a WC and wash basin. A further door to the left leads into the sitting room, a comfortable space with a window overlooking the front of the property and a useful built-in storage cupboard.

At the rear of the home sits the modern kitchen, featuring sleek white units and French doors that open onto the rear garden. Stairs rise from this room to the first floor, creating a bright and practical hub for everyday living.

Upstairs, the master bedroom offers a well-proportioned double, accompanied by two single bedrooms overlooking the rear garden. Completing the accommodation is the modern family bathroom, fitted with a tiled shower, WC and wash basin.

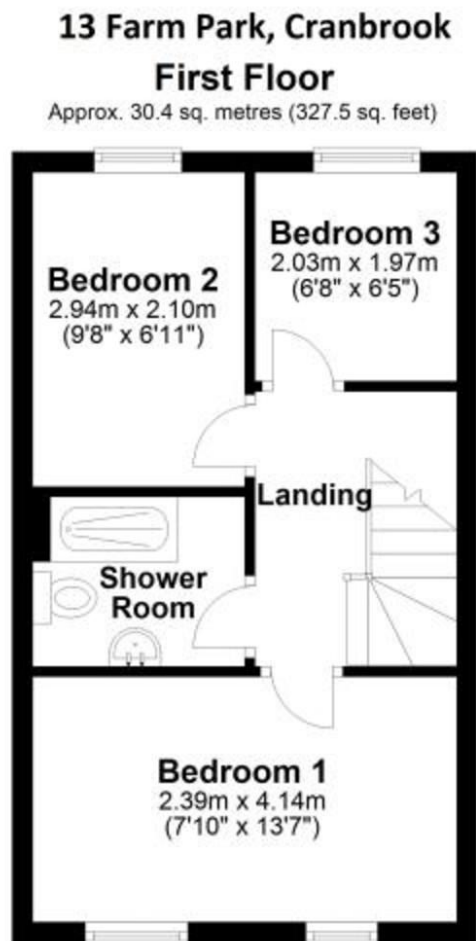
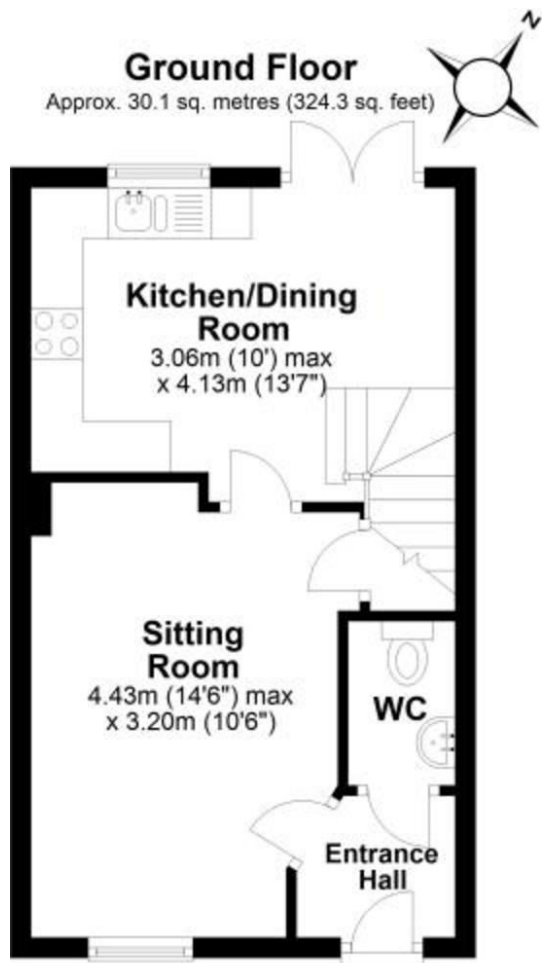
Outside, the rear garden has been thoughtfully landscaped, with a patio directly accessed from the French doors, an area of artificial lawn, and a further patio that extends down the side and across the rear, ideal for outdoor seating or dining. The garden is fully enclosed, providing a safe and secure space for children and pets.

At the front of the property, there is an off-road parking space along with an area of decorative gravel.

AGENTS NOTE: Images were captured before the current tenancy. While the fixtures and fittings of the property remain consistent, the furniture currently in place may differ from that shown in the photographs.



the floorplan...

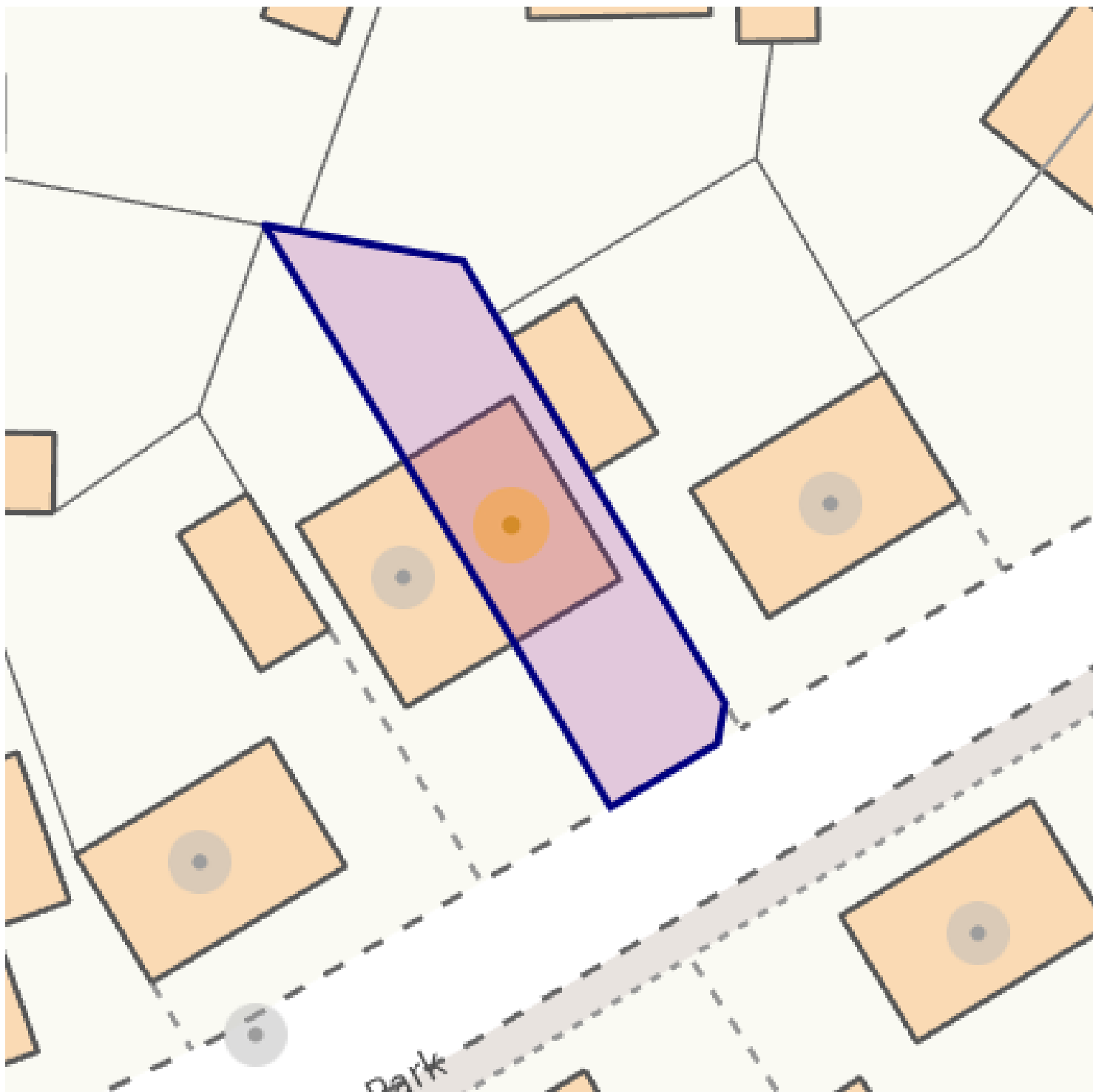


Total area: approx. 60.6 sq. metres (651.8 sq. feet)

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