



Modern Semi-Detached Town House

CHECK OUT this modern semi-detached HOME in Cranbrook, arranged over 3 floors with 4 Bedrooms, Second Floor Living Room, Large Open Plan Kitchen/Dining Room, Bathroom, Cloakroom and 2 En-suite Shower Room's as well as enclosed rear garden, a Leasehold Garage and off-road parking space.

33 Tillhouse Road | Exeter | EX5 7FD





PROPERTY TYPE

Semi-Detached House



SIZE

1,332 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

3



WARMTH

District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

73C



COUNCIL TAX BAND

D



in a nutshell...

- Four Bedrooms
- Spacious Open Plan Kitchen/Dining Room
- First Floor Sitting Room
- Enclosed Rear Garden
- Bathroom, Cloakroom and Two En-suite Shower Room's
- Leasehold Garage and Off Road Parking Space
- Close to New Town Centre
- Close to Local Schools
- Easy access to M5 & A30 & Rail Station



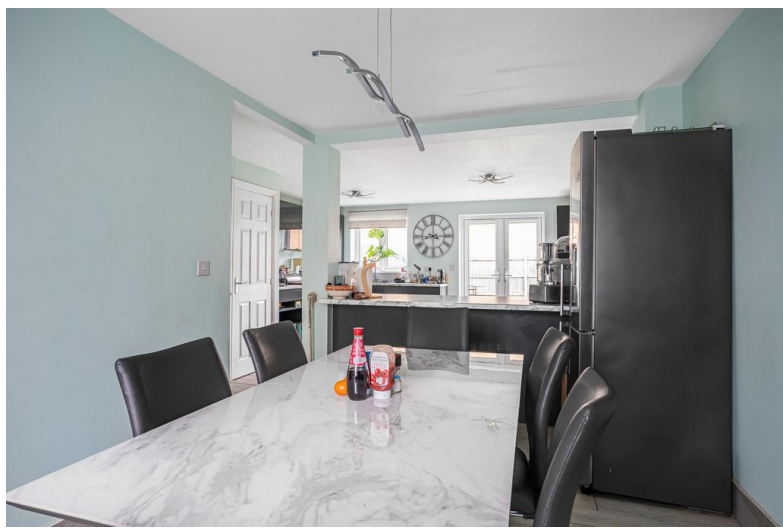


the details...

A paved pathway leads through the front garden to the front door, sheltered beneath a practical storm porch. Inside, the property immediately feels warm and inviting, benefiting from community central heating and double glazing. Arranged over three floors, the home provides spacious, versatile accommodation ideal for modern family living.

The generous entrance hallway sets the tone, with wood-effect tiled flooring that continues throughout the ground floor. Stairs rise to the first floor, and there's a useful cloakroom fitted with a WC and wash basin.

A second door leads into the impressive open-plan kitchen/dining room, offering generous worktop space and sleek units that provide excellent storage. The kitchen is fitted with a full range of integrated appliances, including an electric oven, induction hob with extractor, fridge/freezer, washing/drier, dishwasher and under-counter freezer. French doors open directly onto the rear garden, while the loosely defined dining area provides ample room for family meals and entertaining.



Approximate Gross Internal Area 1332 sq ft - 123 sq m
(Excluding Garage)

Ground Floor Area 444 sq ft – 41 sq m
First Floor Area 444 sq ft – 41 sq m
Second Floor Area 444 sq ft – 41 sq m
Garage Area 142 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.



Carpeted stairs rise to the first-floor landing, where you'll find a comfortable sitting room featuring a Juliet balcony that brings in plenty of natural light. This generous space is bright and airy and could easily be reconfigured to create a fifth double bedroom if preferred.

Across the landing sits a well-appointed double bedroom, complete with its own en-suite shower room fitted with a shower, WC and wash basin.



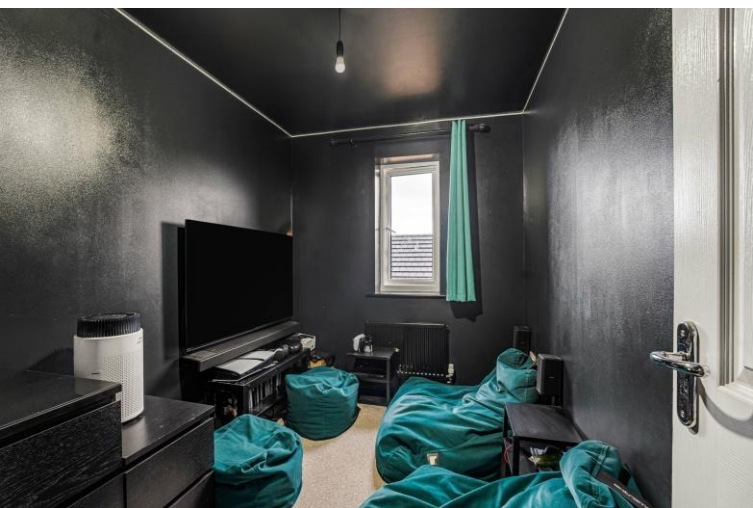


Further carpeted stairs lead to the second floor, which hosts three additional double bedrooms and a separate family bathroom. Two of the bedrooms are well-proportioned doubles, while the principal bedroom enjoys the added benefit of its own private en-suite, fitted with vinyl flooring, a tiled shower, wash basin and WC. The main bathroom is smartly designed, offering a bath with shower over, wash basin and WC



Outside, the rear garden is fully enclosed and features a small patio alongside an area of artificial lawn, creating a safe and low-maintenance space for children and pets. A garden gate provides access to the garage, which sits beneath a neighbouring coach house, as well as a wider-than-average off-road parking space.

Tenure - Freehold
Council Tax Band D







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

Tel 01392 422500
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.