



Modern Semi-Detached Town House

CHECK OUT this spacious FAMILY HOME with garage. Offering over 1,300 sq ft arranged over 3 floors and only moments from Cranbrook Country Park. Featuring 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. This additional space could work well as a home office, study nook, or a play area for children to use while meals are being prepared, making it a practical and adaptable space for family life.



**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.



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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.



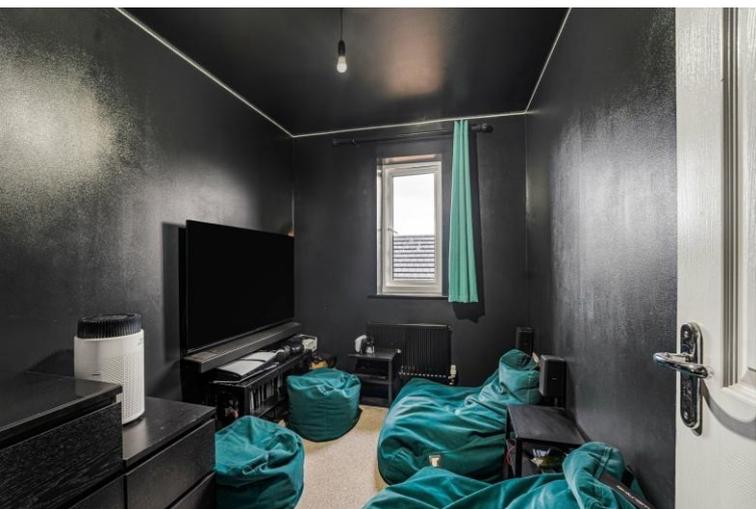


Further carpeted stairs lead to the second floor, which hosts three additional double bedrooms and a separate family bathroom. Two of the bedrooms are well-proportioned doubles, while the principal bedroom enjoys the added benefit of its own private en-suite, fitted with vinyl flooring, a tiled shower,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







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