



Mid Terrace Home

CHECK OUT this mid-terrace home offering two double bedrooms, a spacious kitchen and dining room, a comfortable living room, a family bathroom and a handy cloakroom, along with off-road parking for two cars and a rear garden. The property is ideally located close to the new town centre and the country park in Cranbrook, with local schools nearby and the added convenience of a train station within easy reach.

20 Yarlington Mill | Exeter | EX5 7FJ



thoroughly good property agents



PROPERTY TYPE

Mid Terraced House



SIZE

613 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE



EPC RATING

73C



COUNCIL TAX BAND

C



in a nutshell...

- Two Double Bedrooms
- Living Room
- Kitchen/Dining Room
- Bathroom and Cloakroom
- Enclosed Rear Garden
- Two Off Road Parking Spaces
- Walking Distance to Country Park
- Easy access to M5, A30 & Exeter
- Walking Distance to Town Centre and Train Station





the details...

Upon arrival, you're greeted by a welcoming entrance hallway with ample space for coats and shoes. Stairs rise to the first floor, and a convenient cloakroom is positioned nearby, complete with a WC and wash basin.

To the left, you'll find the spacious sitting room overlooking the front of the property, an inviting area that benefits from a useful built-in storage cupboard.

Beyond lies the well proportioned kitchen/dining room, thoughtfully finished with practical vinyl flooring and a generous array of cupboards and worktops. Integrated appliances include an electric oven and induction hob with an extractor fan, while space is provided for a fridge/freezer and washing machine. French doors open directly onto the rear garden, creating a seamless connection between indoor comfort and outdoor living.



the floorplan...

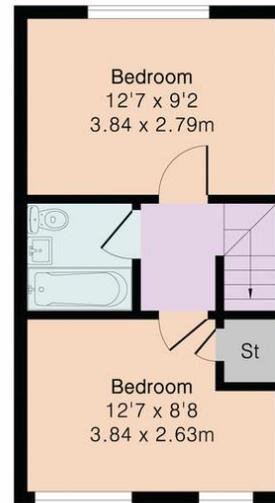
Approximate Gross Internal Area 613 sq ft - 57 sq m

Ground Floor Area 318 sq ft – 30 sq m

First Floor Area 295 sq ft – 27 sq m



Ground Floor



First Floor



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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Upstairs, you'll find two light and airy bedrooms, each comfortably accommodating at least a double bed. Completing the accommodation is a modern bathroom featuring, a tiled bath with shower over, wash basin, and WC.



Outside, the rear garden is fully enclosed with a patio and lawn, offering a safe, secure space for both children and pets to enjoy. A rear gate provides convenient access to the two off-road parking spaces.

Tenure - Freehold
Council Tax Band C







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

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