



## Semi-Detached Home

CHECK OUT this semi-detached HOME in Cranbrook in need of updating. Featuring 3 bedrooms, living room, separate kitchen/dining room, bathroom and en-suite shower room, benefiting from a rear garden and off-road parking and only a short distance from the town centre and shops.

15 Henrys Run | Exeter | EX5 7AU





PROPERTY TYPE

Semi-Detached House



SIZE

774 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

72C



COUNCIL TAX BAND

C



### in a nutshell...

- 3 Bedrooms
- Living Room
- Kitchen/Dining Room
- En-suite Shower, Bathroom and Cloakroom
- Enclosed Rear Garden
- Off-Road Parking
- Close to the New Town Centre
- Local Schools & Rail Station
- Easy access to M5, Exeter & A30



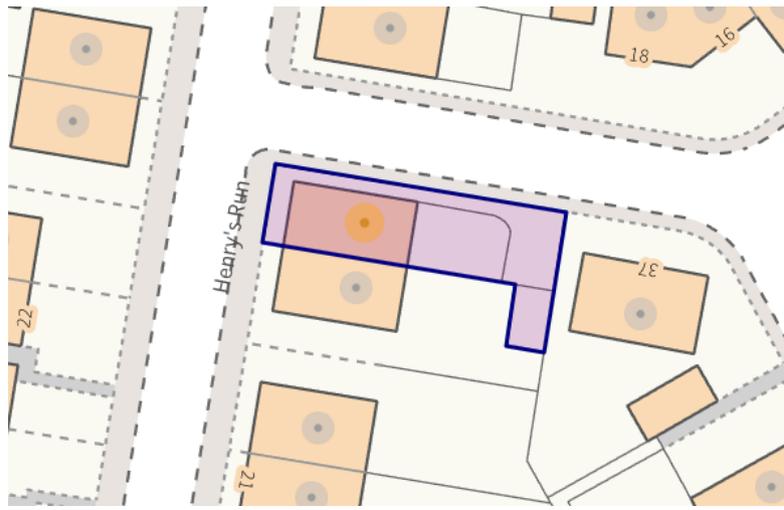


## the details...

A pathway boarded by mature plants and shrubs leads to the front door, opening into an entrance hallway. Here, a ground-floor cloakroom offers convenience, complete with a WC and wash basin and a carpeted staircase rises to the first floor.

To the right, a door opens into a well-proportioned living room featuring a useful under-stairs cupboard which provides additional storage, while another door leads into the kitchen/dining room.

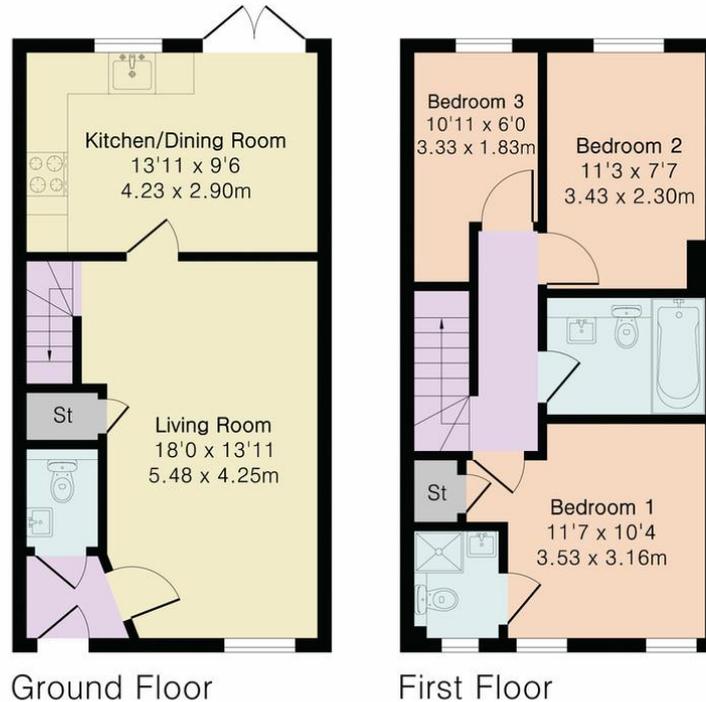
This area enjoys an abundance of light from both a window and French doors that open directly onto the garden. The kitchen boasts ample worktop space and a range of fitted units & wall cabinets for generous storage. Integrated appliances include an electric oven, electric hob, and fridge/freezer, dishwasher and washing machine. With plenty of room for a dining table and seamless access to the garden, this space is ideal for both everyday living and entertaining.



**Approximate Gross Internal Area 774 sq ft - 72 sq m**

Ground Floor Area 387 sq ft – 36 sq m

First Floor Area 387 sq ft – 36 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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Upstairs, there are three bedrooms, two of which are well-proportioned doubles. The master bedroom is a generous double, featuring a convenient en-suite shower room with a tiled shower, wash basin and WC. The two additional bedrooms overlook the rear garden.

Completing the accommodation is the family bathroom comprising of a bath with a central mixer tap, wash basin, WC and heated towel rail.

Mature plants and shrubs wrap around the front and side of the property, creating a welcoming first impression. The rear garden offers a paved patio and decorative gravel that keep maintenance to a minimum. A raised flower bed adds character and interest, and a side gate provides alternative access. To the rear of the garden the property benefits from off-road parking for 2 cars.

Tenure - Freehold  
Council Tax Band C







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

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