



Mid-Terrace Home

CHECK OUT this FAMILY HOME. Mid-terrace in popular location, close to new Town Centre, Shops, Supermarket, Pub, Schools, transport, Country Park & M5/A30. Spacious home with Living Room, Kitchen Dining Room, lovely Garden, 3 Bedrooms, Bathroom & Ensuite, Off Road Parking. Well worth a look!

33 Yarlington Mill | Exeter | EX5 7FJ





PROPERTY TYPE

Mid Terraced House



SIZE

741 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

TBC



COUNCIL TAX BAND

C



in a nutshell...

- Popular central location
- Close to new Town Centre & Shops
- 3 Bedrooms
- Living Room & Kitchen Diner
- Bathroom & Ensuite
- Off Road Parking
- Easy access to M5 and A30
- Great Transport Links
- IDEAL FIRST HOME





the details...

Yarlington Mill, Cranbrook, EX5 7FJ – 3 Bedroom Home with Parking & South-Facing Garden

This well presented three bedroom home, new to the market, offers comfortable and practical living in a desirable residential area close to the country park and nearby town centre. With allocated parking, a generous south facing garden, and well proportioned living spaces, the property is ideal for families, professionals, or anyone looking for a modern and low maintenance home.

Upon entering through the front door, you are welcomed by a bright entrance hall, with a convenient downstairs WC located on the left hand side. Moving through the hallway leads into a well sized living room, providing a comfortable space to relax. An under stairs cupboard offers useful additional storage.

From the living room, you enter the kitchen diner, a practical and sociable space with room for a dining table. The kitchen provides space for a washing machine, dishwasher, and fridge freezer, and is already fitted with an oven, hob, and cooker hood. The ground floor benefits from low maintenance hard flooring throughout, making it both practical and easy to care for.

Upstairs, the stairs and bedrooms are fully carpeted, creating a warm and comfortable feel. Bedrooms one and two are spacious doubles, while bedroom three is a single room that could also work perfectly as a home office or walk-in wardrobe. The main bedroom also benefits from its own en-suite shower room. A family bathroom with a shower facility serves the remaining bedrooms, and additional storage can be found on the landing.

Outside, the property boasts a great sized south-facing garden designed for low maintenance, featuring a near 50/50 split of decking and artificial grass ideal for relaxing, entertaining, or enjoying sunny days with minimal upkeep.

This attractive home combines practical living space with a desirable outdoor area and convenient parking, making it a fantastic opportunity for buyers seeking a well balanced property.

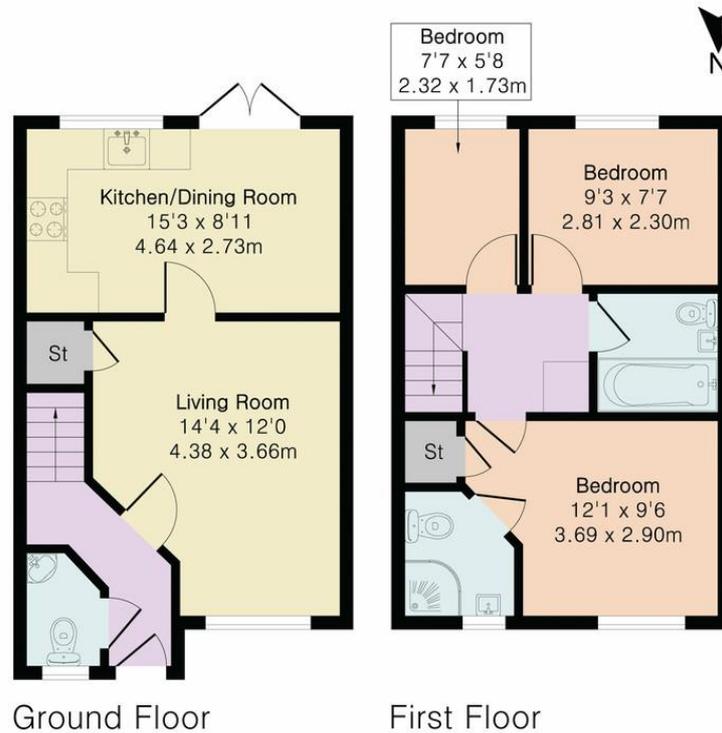
Tenure: Freehold
Council Tax Band C



Approximate Gross Internal Area 741 sq ft - 69 sq m

Ground Floor Area 379 sq ft – 35 sq m

First Floor Area 362 sq ft – 34 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



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