



Semi-Detached FAMILY home

CHECK OUT this bright and modern semi-detached home in Cranbrook with a stylish kitchen/dining space, airy living room, 3 bedrooms, master en-suite, bathroom and cloakroom, an enclosed rear garden and 2 parking spaces. Close to schools, the new town centre with great links into Exeter.

22 Barling Walk | Exeter | EX5 7JP

complete.

thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

840 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

84B



COUNCIL TAX BAND

C



in a nutshell...

- Three Bedrooms
- Modern Kitchen/Diner
- Bright and Airy Sitting Room
- Bathroom, Cloakroom and En-suite Shower Room
- Landscaped Rear Garden
- Off Road Parking for 2 Vehicles
- Views Over Green Space and Pond
- Built in 2023
- Easy access to M5, A30 & Exeter





the details...

The front door opens into a welcoming entrance hallway with practical LVT flooring that continues throughout the ground floor, space to hang coats and store shoes. To your right, the spacious sitting room offers a lovely sense of light, with a front-facing window that looks out across green space and a peaceful pond.

A further door leads into the modern kitchen/dining room. This beautifully finished space offers generous worktop areas and a sleek selection of fitted base and wall units that provide plenty of storage. Integrated appliances include an electric oven, ceramic hob and extractor fan, as well as space for a fridge freezer, washing machine and tumble drier. With room for a dining table and French doors that open directly onto the garden, the kitchen creates an easy blend of everyday comfort and relaxed entertaining. Completing the ground floor is a large storage cupboard and the cloakroom featuring a WC and wash basin.

Upstairs, the property offers three inviting bedrooms, including two well-proportioned doubles. The principal bedroom is a generous size, enhanced by a contemporary en-suite shower room complete with a tiled shower, wash basin, WC and practical tiled flooring. The two additional bedrooms are light and airy, both carpeted for comfort and enjoying peaceful views over the rear garden. The final room on the first floor is the family bathroom, thoughtfully appointed with tiled flooring, a tiled bath, WC, wash basin and heated towel rail.

The rear garden has been thoughtfully landscaped to create a welcoming outdoor space, with a paved patio that is ideal for garden furniture and an area of lawn for easy upkeep. A garden shed provides useful storage, and a paved pathway leads to the garden gate, which opens onto the two off-road parking spaces at the rear of the property.

Tenure - Freehold
Council Tax Band C

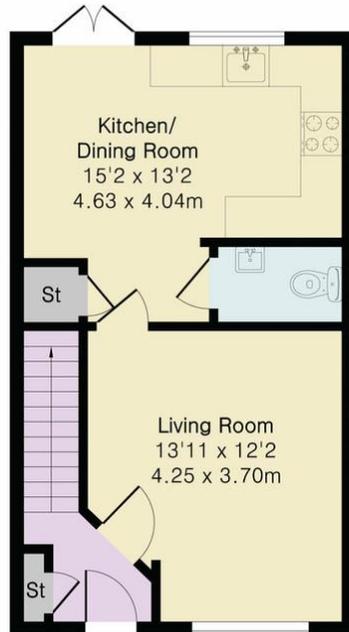


the floorplan...

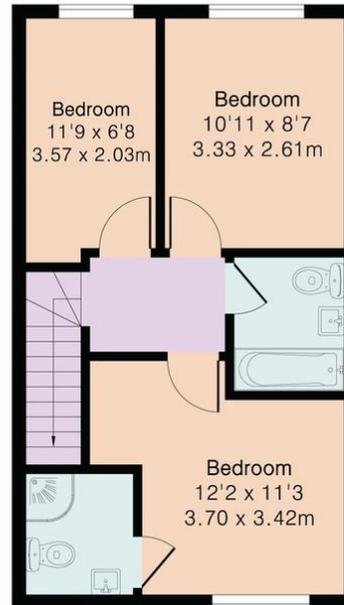
Approximate Gross Internal Area 840 sq ft - 78 sq m

Ground Floor Area 420 sq ft – 39 sq m

First Floor Area 420 sq ft – 39 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.

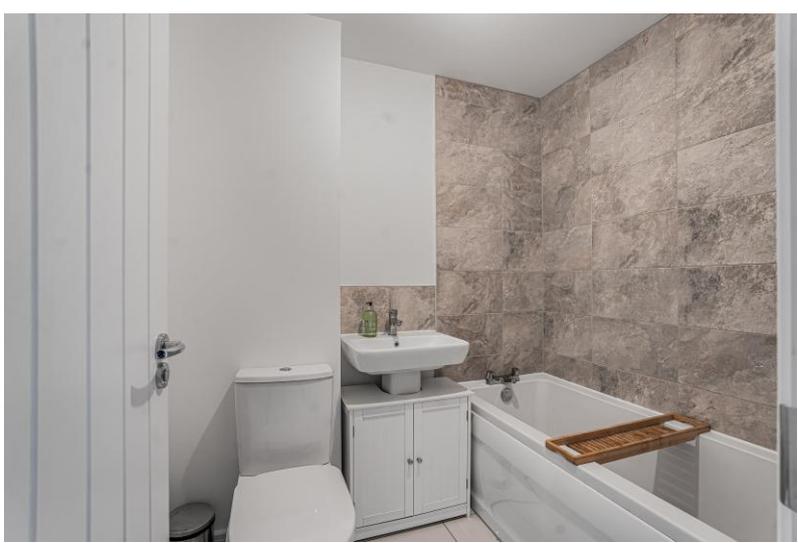
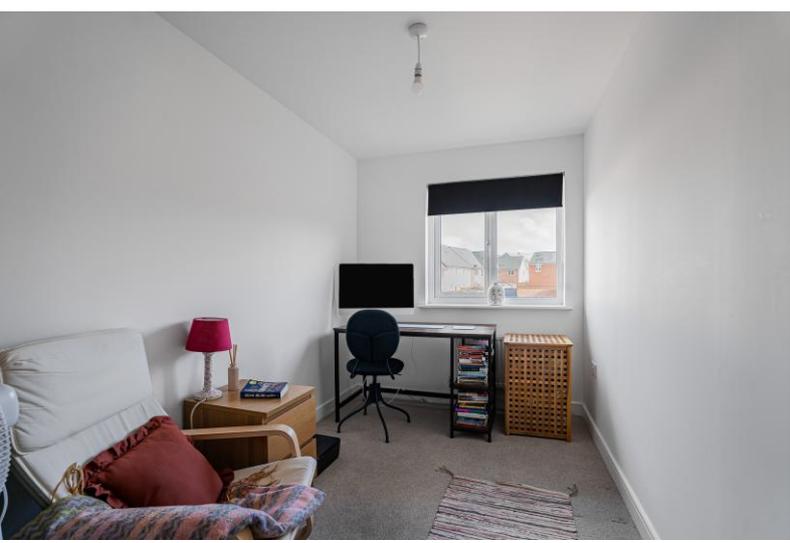


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