



A fabulous, end terrace property with two bedrooms, parking and an enclosed rear garden, located close to excellent road and rail links to Exeter,

32 Luccombe Oak | Cranbrook | EX5 7FR





PROPERTY TYPE
End terrace house



SIZE
554 sq ft



LOCATION
Town



AGE
Modern



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
District heating solution



PARKING
Off road parking



OUTSIDE SPACE
Enclosed rear garden



EPC RATING
81



COUNCIL TAX BAND
B



in a nutshell...

- Fresh and light throughout
- Open-plan living room/kitchen/diner
- Gloss grey and white kitchen
- French doors to garden
- Modern family bathroom
- New town location
- Beautifully landscaped garden
- Storage shed with power and lighting



the details...

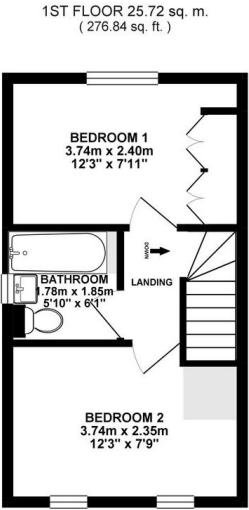
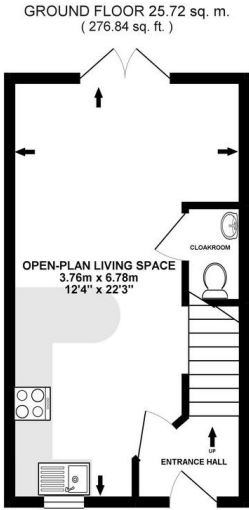
A paved path leads to the front door, sheltered beneath a glass storm porch beside a neat area of lawn and wood-chipped beds of hardy shrubs.

Inside, it is immaculately presented with fresh and light decor throughout giving a contemporary, warm and welcoming feel. The entrance hallway has a stylish and durable vinyl floor and a staircase rising to the first floor. The vinyl flooring continues into a modern open-plan living space, which has plenty of light from French doors to the rear garden and a window to the front. The kitchen area has plenty of wood grain-effect worktops including a breakfast bar, perfect for mealtimes and a range of fitted drawer and base units, with matching wall-cabinets, in gloss-grey and white, providing ample cupboard space. There is a built-in fan-oven with an induction hob, glass splashback and integral extractor hood above, floor space for an upright fridge/freezer and space beneath the worktop for a washing machine. There is a handy storage area beneath the stairs, and a convenient ground floor cloakroom containing a WC and wash-hand basin.

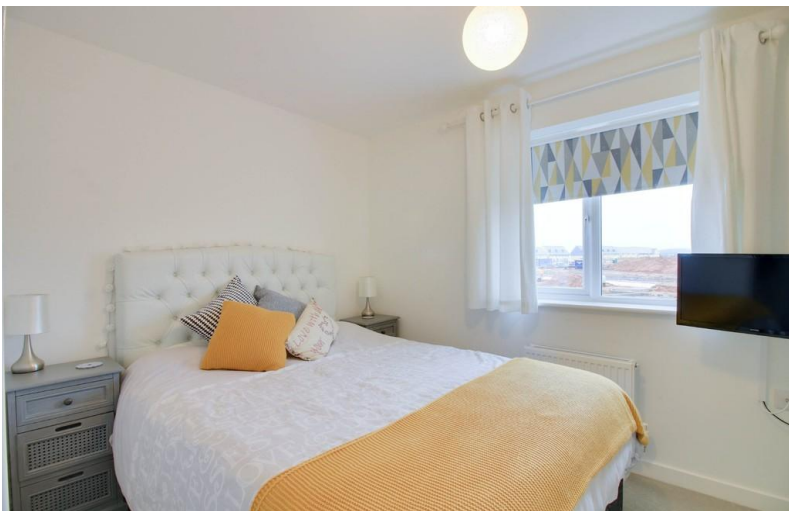
The living area is carpeted, and French doors extend the inside space outside into the garden.

Upstairs, the master bedroom is a good sized double with a window to the rear and a fitted wardrobe providing an abundance of clothes storage space. The second bedroom is another roomy double, with light from two windows to the front. The bathroom has a durable oak-effect vinyl floor and contains a modern suite comprising a bath with a shower and glass screen above, a pedestal basin, a WC and a heated towel rail, and there is matching tiling above the bath and basin. A hatch in the landing ceiling provides access to the loft space, where there is additional light storage for Christmas decorations, packing boxes and the like.

Outside, the rear garden is wonderful. Beautifully landscaped, with a terrace of composite decking, a manicured level lawn bordered by neatly edged beds of shrubs and plants, with a further terrace of decking in an area sectioned off by a trellis fence and an arbour, all creating a fabulous outside space for entertaining guests, be it alfresco dining, a family barbecue, or sharing a bottle of wine with loved ones. There is a timber shed, with lights and power providing storage for the garden furniture and mower, outside power sockets and an outside tap for convenience, and fully enclosed it is safe for children and pets. A gate leads to the side of the property, where a tarmac driveway provides parking for two vehicles, and has splash-proof power sockets, ideal for a vacuum cleaner or pressure washer.



TOTAL FLOOR AREA: 51.44 sq. m. (553.68 sq. ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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the location...

The popular new town known as Cranbrook is located on the outskirts of the historic city of Exeter. Cranbrook has excellent commuting links with Exeter Airport and the M5 Motorway is only a short drive away. Cranbrook also has the benefit of its own railway station just 10 minutes walk away connecting to the city centre. As Cranbrook grows so do the facilities, already having a thriving community with the Younghayes centre at its heart. There are local shops along with a doctor's surgery, pharmacy and a highly regarded primary school.

Shopping

Late night pint of milk: Co-op 0.9 mile

Town centre: Cranbrook 0.9 mile

Supermarket: Sainsbury's 4 miles

Relaxing

Beach: Exmouth 12.9 miles

Park: 0.3 mile

Country Park: 1 mile

Travel

Bus stop: 0.5 mile

Train station: Cranbrook 1.1 miles

Airport: Exeter 3 miles

Schools

St Martins Primary School: 0.9 mile

Cranbrook Education Campus: 0.1 mile

Please check Google maps for exact distances and travel times. **Property
postcode: EX5 7FR**

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how to get there...

From our office in Cranbrook proceed up along Younghayes Road towards London Road. When you get to the roundabout take the first exit onto London Road. Stay on the road proceeding over first roundabout, once you come to the second roundabout take the second exit and continue on the B3174. Turn left onto Cedar Close and right onto Badger Way. Turn left onto Lacombe Oak where you will find the property at the end of the road, on the right.



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