



A beautifully presented four bedroom, link detached house located in Cranbrook with a garage, parking and an enclosed rear garden.

29 Tremlett Meadow | Cranbrook | EX5 7FG





PROPERTY TYPE

Link detached house



SIZE

1,220 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District heating system



PARKING

Garage and off road parking



OUTSIDE SPACE

Generous sized rear garden



EPC RATING

83



COUNCIL TAX BAND

D



in a nutshell...

- Well presented throughout
- Modern kitchen/breakfast room
- Spacious living/dining room with access to garden
- Downstairs cloakroom
- Master bedroom ensuite
- Garage and parking
- Enclosed rear garden
- Convenient location



the details...

A modern, link detached family home with four bedrooms, a master en suite, garage, parking and an enclosed rear garden, in the town of Cranbrook with excellent road and rail links to the city of Exeter.

A paved path leads to the entrance sheltered beneath a storm porch, beside a front garden with a lawn and beds of hardy shrubs. Inside, it is well-presented with light and neutral decor throughout and feels warm and welcoming.

The entrance hallway has a durable tile-effect vinyl floor, a convenient ground floor cloakroom with a hidden-cistern WC and a basin, and a carpeted staircase rising to the first floor. A door leads into the kitchen/breakfast room which has a vinyl floor and a modern fitted kitchen with slate-effect worktops on two sides, and a range of gloss-white fitted base, drawer and wall units providing ample cupboard space. There is a built-in fan-oven with a ceramic hob, a glass splashback and stainless-steel extractor hood above, a one and a half-bowl stainless-steel sink with a mixer tap, and integrated appliances include a washing machine, a dishwasher and a fridge/freezer. The heat exchanger for the community heating and hot water system is hidden within a matching wall cabinet, and there is plenty of room for a table and seating, ideal for casual dining.

The living/dining room is spacious, carpeted and filled with light from a window and French doors to the garden. There is a large under-stairs cupboard, and plenty of room for a dining table and seating, ideal for any occasion.

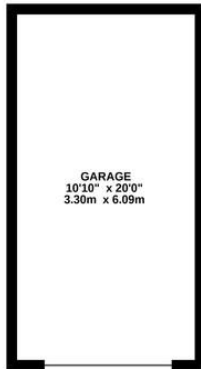
Upstairs, the master bedroom is a generous double with a built-in wardrobe and an en suite shower room which has a tiled floor and part-tiled walls, containing a double-shower, a hidden-cistern WC, a basin, a chrome heated towel rail and a medicine cabinet with a mirror door. There are three further light and airy bedrooms, a double and two singles. The rooms to the front of the property having pleasant views over the neighbouring countryside. A family bathroom has a tiled floor and part-tiled walls, containing a bath with a shower and glass screen above, a hidden-cistern WC, a basin and a chrome heated towel rail. A hatch in the landing ceiling provides access to the loft space where there is additional light storage.

Outside, the rear garden is a good size and is fully enclosed making it safe for both children and pets. It has a wide terrace of paving and a gently sloping lawn with woodchipped beds of plants and shrubs, making a great outside space for alfresco dining a family barbecue or sharing a bottle of wine with friends and family. There is a water butt harvesting rainwater, and a path leads along the side of the property where there is a gate to the front.

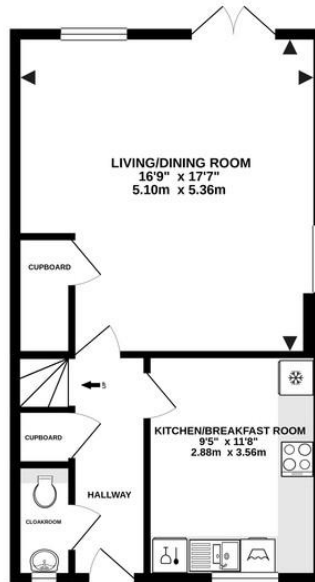
There is a single garage which has lights and power, and an up and over door, and a tarmac driveway providing parking for one car with more on-road nearby if required.



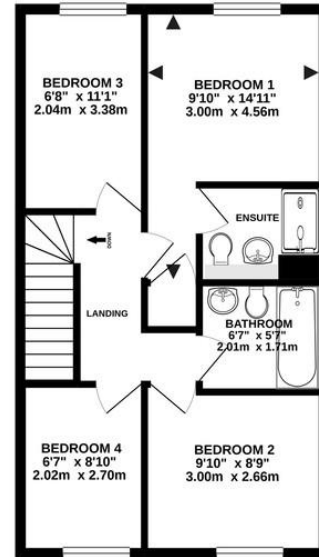
GARAGE
206 sq.ft. (19.1 sq.m.) approx.



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability 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 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, country park, pharmacy and a highly regarded primary school.

Shopping

Town centre: Cranbrook 0.5 mile

Supermarket: Co-op 0.5 mile

Relaxing

Beach: Exmouth: 12.8 miles

County park: 0.2 mile

Travel

Bus stop: 0.1 mile

Train station: 0.8 mile

Airport: 2.6 miles

Schools

St Martins Primary School: 0.5 mile

Cranbrook Education Campus: 0.7 mile

Please check Google maps for exact distances and travel times.

Property postcode: EX5 7FG

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how to get there...

From our Cranbrook Office, continue past the Younghayes Community Centre on the left, proceed on Younghayes road for approximately 0.3 miles. Turn right onto Upper Barton, continue for some distance and turn right onto Tremlett Meadow where you will find the property.

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