



A semi-detached, three bedroom townhouse situated in Cranbrook with a garage, parking and potential to extend.

8 Beech Road | Cranbrook | EX5 7FU



thoroughly good property agents



PROPERTY TYPE

Semi-detached town house



SIZE

811 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Dis trict heating syste m



PARKING

Off road parking



OUTSID E SPACE

South facing garden



EPC RATING

83



COUNCIL TAX BAND

C



in a nutshell...

- Accommodation arranged over three floors
- Open plan kitchen/living space
- Modern fitted kitchen
- Views over the surrounding countryside
- Generous sized master bedroom
- Excellent road and rail links
- Quiet position
- South facing garden
- Potential to extend



the details...

A modern semi-detached townhouse with three bedrooms, an enclosed rear garden, parking, and potential to extend, in a quiet position in the new town of Cranbrook, close to local pubs and amenities, and with excellent road and rail links to the city of Exeter.

A paved path leads to the entrance sheltered beneath a glass storm porch beside the front garden with beds of shrubs and plants. Inside, it is well-presented, feels warm and welcoming and is arranged over three floors offering versatile accommodation for a growing family.

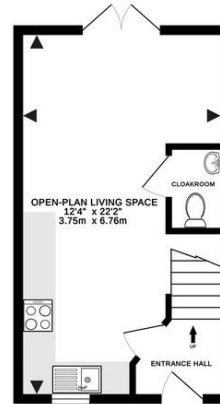
The entrance hallway has a tile-effect vinyl floor which continues throughout the ground floor. A carpeted staircase rises to the upper floors and a door leads into a modern open-plan living space which has plenty of light from a window to the front and French doors to the rear garden. The kitchen area has plenty of worktop space and a modern range of white base and drawer units with matching wall-cabinets, providing ample cupboard space. There is a built-in fan-oven with an electric hob, stylish mosaic-tiled splashback and integral extractor hood above, the heat exchanger, for the community heating and hot water, is hidden within a matching wall-cabinet and there is floor space for a large American-style fridge/freezer, and space with plumbing beneath the worktop for a washing machine.

A convenient ground-floor cloakroom has a WC and basin, beside a storage area beneath the stairs and the living area has a papered feature wall and French doors that extend the inside space outside into the garden.

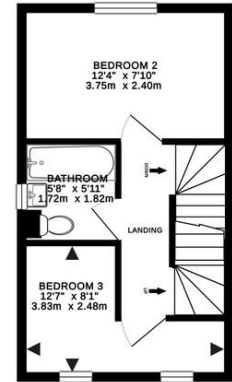
Upstairs, on the first floor there are two light and airy bedrooms, a good double with stylish décor and a window to the rear and an L-shaped single with two windows to the front. A bathroom contains a modern suite comprising a bath with a shower above, a pedestal basin and a WC, all in white and a staircase continues up to the top floor where, off the landing, there is a deep store cupboard, and a door into the master bedroom which is a spacious double, filled with light from three Velux skylights in its vaulted ceiling, from where there are views over rooftops to the surrounding countryside.

Outside, the rear garden is south-facing and surprisingly large, fully enclosed making it safe for children and pets, and is a project in progress, partially landscaped with potential to create a fabulous outside space. A gate provides alternative access to the front where there are two tarmac parking spaces. There is also potential to extend into the rear garden, as the neighbouring property has already done.

GROUND FLOOR 281 sq. ft.
(26.1 sq. m.)



1ST FLOOR 281 sq. ft.
(26.1 sq. m.)



2ND FLOOR 250 sq. ft.
(23.2 sq. m.)



TOTAL FLOOR AREA: 811 sq. ft. (75.4 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 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.



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. 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 1.1 miles

Town centre: 1.1 miles

Supermarket: Sainsbury's 4.8 miles

Relaxing

Beach: Exmouth 12.4 miles

Country Park: 0.5 mile

Travel

Bus stop: London Road 0.1 mile

Train station: Cranbrook 1.3 miles

Main travel link: M5 5 miles

Airport: Exeter 2.6 miles

Schools

St Martin's Primary School: 1.1 miles

Cranbrook Education Campus: 0.4 mile

Please check Google maps for exact distances and travel times.

Property postcode: EX5 7FU

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how to get there...

Starting from our Cranbrook office, continue on Younghayes Road towards the Younghayes Centre and proceed onto Tillhouse Road. Turn right onto Whiteways. At the roundabout, take the first exit onto London Road. Turn left onto Birch Way then right onto Beech Road where you will find the property on the right.

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