



A two bedroom, coach house with open plan living accommodation and a garage located in Cranbrook.

6 Crabtree Close | Cranbrook | EX5 7GA





PROPERTY TYPE
Coach house



SIZE
949 sq ft



LOCATION
Town



AGE
Modern



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
District heating system



PARKING
Garage



OUTSIDE SPACE
None



EPC RATING
82



COUNCIL TAX BAND
B



in a nutshell...

- Beautifully presented
- Open plan kitchen/living/dining room
- Modern fitted kitchen
- Built in wardrobes
- Family bathroom
- Garage
- Sought after location
- Must be seen



the details...

A fabulous modern coach house with two double bedrooms and a garage, on a recent development in the town of Cranbrook with excellent road and rail links to the city of Exeter.

This modern property is beautifully presented with light and neutral decor throughout giving a modern feel and is warm and welcoming with community central heating and double glazing.

The ground floor entrance hall has a hard-wearing inset doormat, hanging space for coats, and a carpeted staircase rising to the first floor.

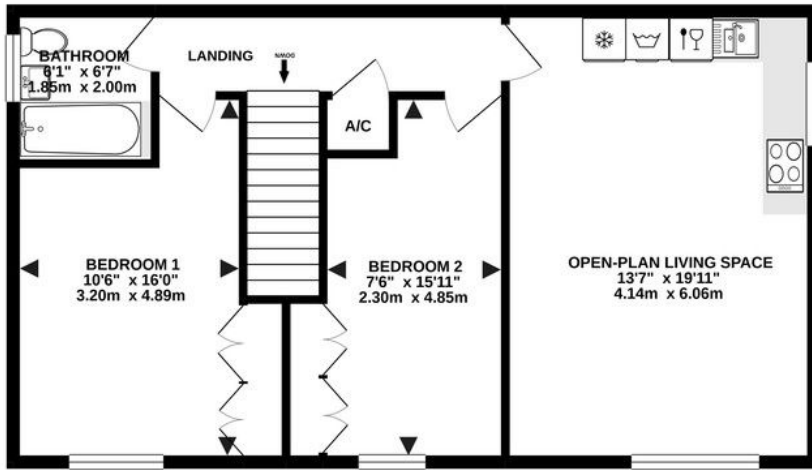
Upstairs, the landing has an attractive and durable luxury vinyl tiled floor which continues throughout the property. A superb, generously proportioned open-plan living space has light from dual aspect windows with a modern fitted kitchen that has plenty of worktop space on two sides in an elegant solid quartz. A range of gloss-grey fitted units with matching wall cabinets, provide ample cupboard space, complete with under-cabinet and plinth feature lighting. It is well-equipped with a double-oven that has an induction hob, quartz splashback and stainless-steel extractor hood above, and integrated appliances including a fridge/freezer, a washer/drier and a dishwasher. An inset stainless-steel one and a half-bowl sink has a draining board carved into the solid worktop, and the room is lit by LED spotlighting. There is plenty of space for a dining table and seating, ideal for any occasion.

There are two spacious and light double bedrooms, both with fitted wardrobes offering clothes storage space, the larger with a hatch in the ceiling providing access to loft space where there is additional light storage. A family bathroom has a tiled floor and stylish part-tiled walls containing a white suite with a bath, a shower and glass screen above, a pedestal basin, a WC and a chrome heated towel rail. The landing has an airing cupboard with slatted shelving for linen.

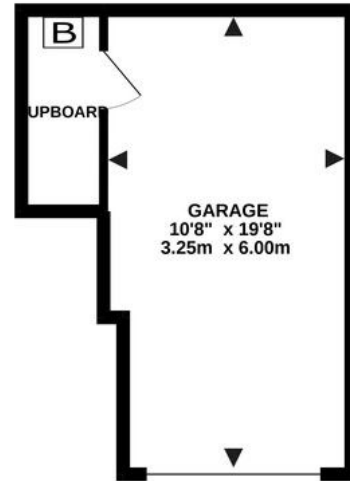
Beside the front door, there is a single garage which has an up and over door, lights and power and a room to the side providing storage and containing the heat exchanger for the community heating and hot water system.



1ST FLOOR
711 sq.ft. (66.0 sq.m.) approx.

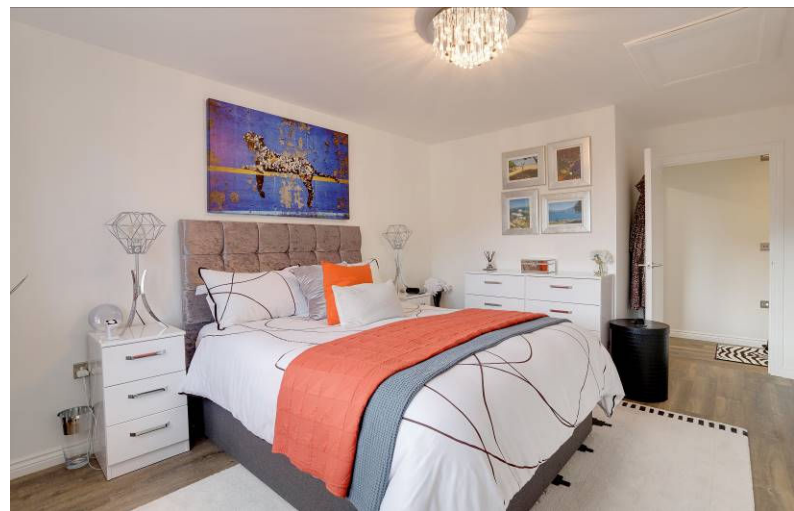


GROUND FLOOR
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 sq.m.) approx.

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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 1.2 miles
Town centre: Cranbrook 1.2 miles
Supermarket: Sainsbury's 5.2 miles

Relaxing

Beach: Exmouth 14.6 miles
Park: 1 mile
Country Park: 0.4 mile

Travel

Bus stop: Tillhouse Road 0.6 mile
Train station: Cranbrook 1.4 miles
Airport: Exeter 3.1 miles

Schools

St Martins Primary School: 1.4 miles
Cranbrook Education Campus: 0.2 mile

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7GA**

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how to get there...

On entering Cranbrook from Exeter turn left at the first roundabout. This leads onto Younghayes Road. Travel for approximately 0.25 miles and the road leads onto Tillhouse Road follow the road onto Yonder Acre Way. Turn left onto Crabtree Close where you will find the property.

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