



A modern two bedroom, semi-detached house located in Cranbrook with parking for two vehicles and an enclosed rear garden.

15 Yarlinton Mill | Cranbrook | EX5 7FJ





PROPERTY TYPE

Semi-Detached House



SIZE

638 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District heating system



PARKING

Off road parking



OUTSIDE SPACE

Enclosed garden



EPC RATING

81



COUNCIL TAX BAND

C



### in a nutshell...

- Convenient location
- Modern kitchen/diner
- Living room
- Downstairs cloakroom
- Two good sized, double bedrooms
- Easy access to road and rail links
- Enclosed rear garden
- Must be seen



## the details...

New to the market is this modern semi-detached property with two double bedrooms, an enclosed rear garden and parking, in a convenient location a short walk from the schools, shops and amenities in the town of Cranbrook, with excellent road and rail links to the city of Exeter.

Two off road parking spaces sit at the front of the property, beside a low-maintenance area of decorative plum slate gravel and inside, it is well-presented with light and neutral décor throughout and feels warm and welcoming.

The entrance hallway has a durable oak-effect laminate floor, hanging space for coats, a carpeted staircase rising to the first floor and a convenient ground-floor cloakroom with a WC and basin.

A door leads into a good-sized living room which has plenty of light from a window to the front and a handy under-stairs cupboard.

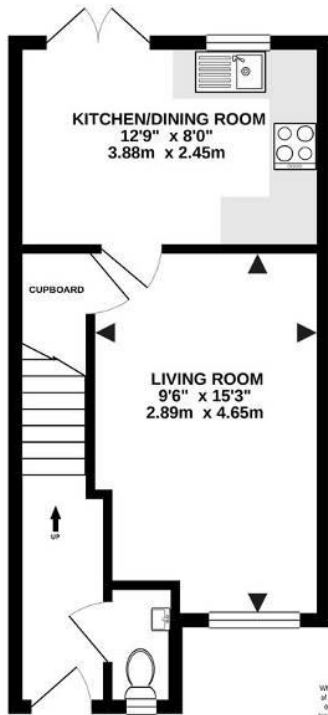
The kitchen/dining room has a tiled floor and plenty of light from a window and French doors to the garden. The kitchen is modern with plenty of granite-effect worktop space, tiled splashbacks, and a range of white fitted units providing storage for pots, pans and groceries. There is a stainless-steel sink with a mixer tap beneath the window, a built-in fan-oven with a ceramic hob and a stainless-steel extract hood above, floor space for an upright fridge/freezer and space with plumbing beneath the worktop for a washing machine. The dining area offers plenty of space to fit a table and chairs and benefits from French doors giving access to the garden and allowing natural light to flood in.

Upstairs, there are two light and airy, similarly sized double bedrooms, one with a wardrobe above the stairs. A family bathroom has a durable wood-effect vinyl floor and contains a white suite comprising a bath, with a powerful dual mixer shower, a pedestal basin and a WC, with 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.

Outside, the rear garden is a manageable size and is fully enclosed making it safe for children and pets. There is a terrace of paving and a neat lawn, an outside tap and a water butt harvesting rainwater for watering. A path leads along the side of the property where there is a gate to the front providing alternative private access.



GROUND FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 638 sq.ft. (59.2 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 0.6 mile  
Supermarket: Sainsburys 4.8 miles – Lidl 5 miles  
Exeter city center: 6 miles

### Relaxing

Beach: Exmouth 12 miles  
Park: 0.4 mile

### Travel

Bus stop: Tillhouse Road 0.2 mile  
Train station: Cranbrook 0.8 mile  
Main travel link: 2.2 miles  
Airport: Exeter 2.8 miles

### Schools

St Martin's C of E Primary School: 0.6 mile  
Cranbrook Educational Campus: 0.5 mile  
Please check Google maps for exact distances and travel times.

**Property postcode: EX5 7FJ**

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## how to get there...

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