



A beautifully presented, two bedroom, mid terrace house located in Cranbrook with an enclosed rear garden and allocated parking.

25 Chaffinch Rise | Cranbrook | EX5 7GW





PROPERTY TYPE

Mid terraced property



SIZE

579 sq ft



LOCATION  
Town



AGE  
Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District heating system



PARKING

Allocated parking



OUTSIDE SPACE

Enclosed garden



EPC RATING  
83 (B)



COUNCIL TAX BAND  
B



### in a nutshell...

- Open plan kitchen/living/dining area
- Modern kitchen
- French doors to the garden
- Downstairs cloakroom
- Good sized bedrooms
- Manageable sized garden
- Close to amenities
- Allocated parking



## the details...

A fabulous spacious and modern mid-terraced property with two double-bedrooms, parking and an enclosed rear garden, in the town of Cranbrook, with excellent road and rail links to the city of Exeter.

The front door is sheltered beneath a storm porch and inside, it is beautifully presented with light and neutral décor throughout, feeling warm and welcoming with community central heating.

The entrance hallway has beautiful engineered-oak flooring which continues throughout the ground floor, with a convenient cloakroom that has stylish tiling and contains a WC and basin, and opposite is a cupboard ideal for storing coats and shoes.

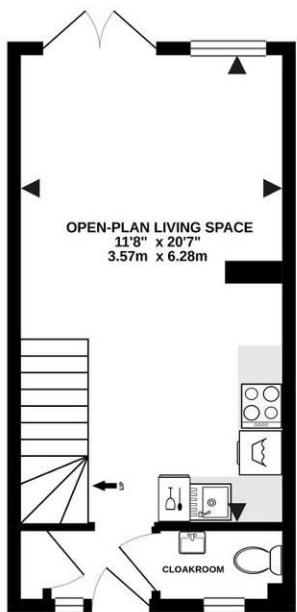
The hallway flows through into a fabulous modern open-plan living space which has plenty of light from a window and French doors to the garden. The kitchen area has granite-effect worktops and a range of elegant gloss-white fitted units providing storage. There is built-in fan-oven with a ceramic hob, stainless-steel splashback and extractor hood above, a stainless-steel sink with a mixer tap, floor space for an upright fridge/freezer and an integrated washing machine and dishwasher. The heat-exchanger for the community central heating and hot water system is hidden within a matching wall cabinet.

Upstairs, there are two light and airy double-bedrooms, one with a cupboard above the stairs, and a family bathroom which has a tiled floor and stylish part-tiled walls containing a bath with a shower and glass screen above, a pedestal basin, a WC and a medicine cabinet with mirror doors. The landing has a hatch in the ceiling providing loft access where there is additional light storage.

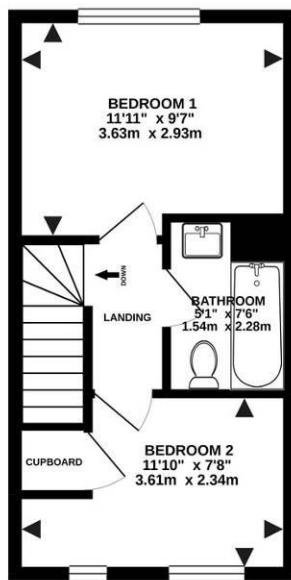
Outside, the rear garden is a manageable size and fully enclosed making it safe for children and pets. There is a paved patio and a lawn, great for a barbecue or alfresco dining. There is an outside tap for convenience, and a gate to the rear providing alternative access and at the front of the property there is one numbered parking space and a shared visitor slot.



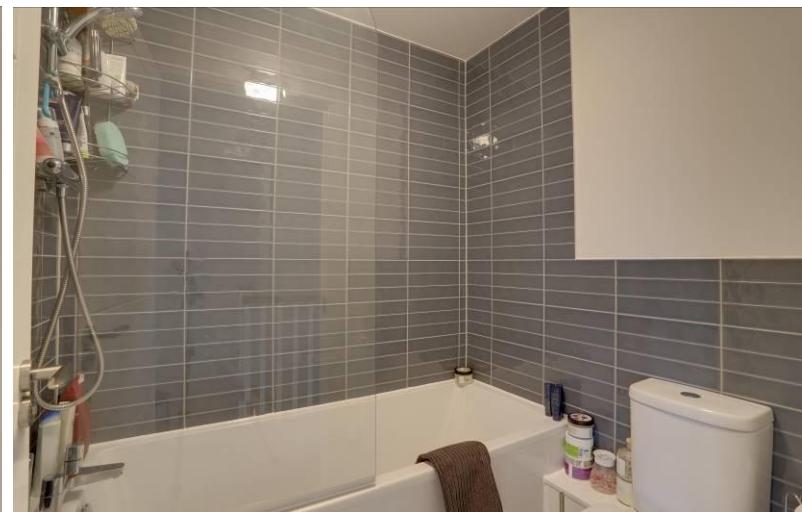
GROUND FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 579 sq.ft. (53.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. We cannot guarantee the accuracy of this plan, nor its 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 condition or working order 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 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 7GW**

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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 right onto Chaffinch Rise where you will see the property.

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