



A four bedroom, detached family home with a double garage and a generous sized rear garden, offering easy access to the city centre.

37 Resolution Road | Exeter | EX2 7FG





PROPERTY TYPE  
Detached house



SIZE  
1621 sq. ft.



LOCATION  
Town



AGE  
Modern



BEDROOMS  
4



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
Gas central heating



PARKING  
Double garage and off road parking



OUTSIDE SPACE  
Endorsed rear garden



EPC RATING  
81



COUNCIL TAX BAND  
E



### in a nutshell...

- Light and neutral decor
- Spacious living room
- Modern fitted kitchen
- Downstairs cloakroom
- Double garage
- Master bedroom with fitted wardrobe & ensuite
- Close to amenities
- Generous sized rear garden
- Easy access to commuting links





## the details...

An opportunity to purchase a modern, detached family home, with four bedrooms, a double garage, and a large enclosed rear garden, in The Fairways development in Exeter, with easy access to Sandy Park, the M5, and the city centre.

A paved doorstep sits beneath a storm porch, beside the front garden, which is low-maintenance, with beds of decorative gravel and wrought-iron railings. Inside, the property is spacious and warm, with light and neutral decor throughout. The hallway has a staircase to the upstairs, with a storage cupboard beneath, and a convenient ground-floor cloakroom, with a WC and basin.

The living room is spacious and has an abundance of light, from a window to the front and French doors to the rear garden. A separate dining room has plenty of room for six or eight around a table, and is perfect for a dinner party or a family celebration. The kitchen/breakfast room is a good size, with a tiled floor, and a modern fitted kitchen, with plenty of granite-effect worktops, and a range of dark wood units and matching wall cabinets, complete with under-cabinet lighting. It is also well-equipped, there are two built-in fan-ovens, a separate gas hob and extractor hood, floor space for an upright fridge/freezer, and space beneath the worktop for a washing machine. There is an integrated dishwasher, a door to the drive, and room for a table and chairs, perfect for informal dining.

Upstairs, the master bedroom is a spacious double, with a fitted wardrobe, and an ensuite shower room, carpeted, with a tiled shower, WC and a pedestal basin. There are three further bedrooms, two doubles and a large single, all light and airy. A family bathroom has a bath, shower and glass screen above, a WC and a pedestal basin. The landing has an airing cupboard, and a hatch in the ceiling providing loft access with an integral ladder, light and boarding providing additional storage.

Outside, the rear garden is larger than most and fully enclosed by a brick wall, making it safe for children and pets. A paved patio, and a terrace of timber decking, with a large and healthy lawn, is perfect for entertaining guests while the kids, play on the lawn. The detached garage is a double, with lights, power, dual roller-shutter doors, and a side door to the garden, and the driveway in front, has two wrought iron gates that can privately enclose the drive and garages. The driveway provides parking for at least four cars, with additional on-road, if required.

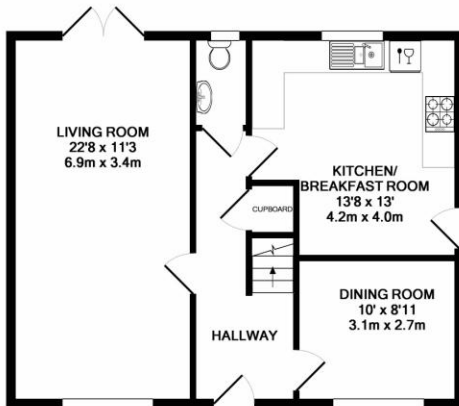
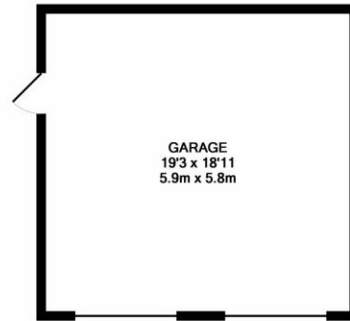


## what the owner loves most...

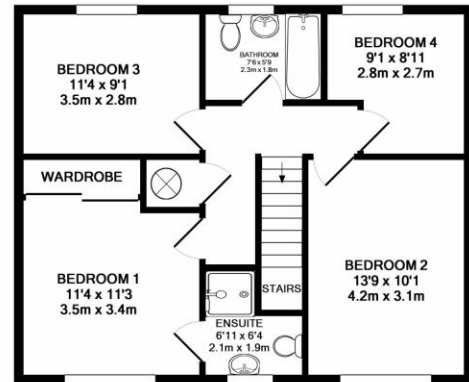
“We love the space that the property provides, it’s an ideal family home.”



## the floorplan...



GROUND FLOOR  
APPROX. FLOOR  
AREA 990 SQ.FT.  
(92.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 631 SQ.FT.  
(58.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1621 SQ.FT. (150.6 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only.  
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**Our note.** For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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bear in mind...

The rear garden is larger than most and fully enclosed by a brick wall, making it safe for children and pets.



## the location...

Shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs rugby team – Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h10) and an international airport. A great city.

## Shopping

Late night pint of milk: Tesco Extra 0.7 miles  
Town centre: Topsham 2 miles  
City centre: Exeter 4.5 miles  
Supermarket: Aldi 1.3 miles

## Relaxing

Beach: Exmouth 9.5 miles  
Park: 0.1 mile  
Sandy Park (Rugby Club): 1.1 mile  
River Exe Country Park: 2.2 miles

## Travel

Train station: Newcourt 1 minute walk  
Main travel link: M5 1.3 miles  
Airport: Exeter 5 miles

## Schools

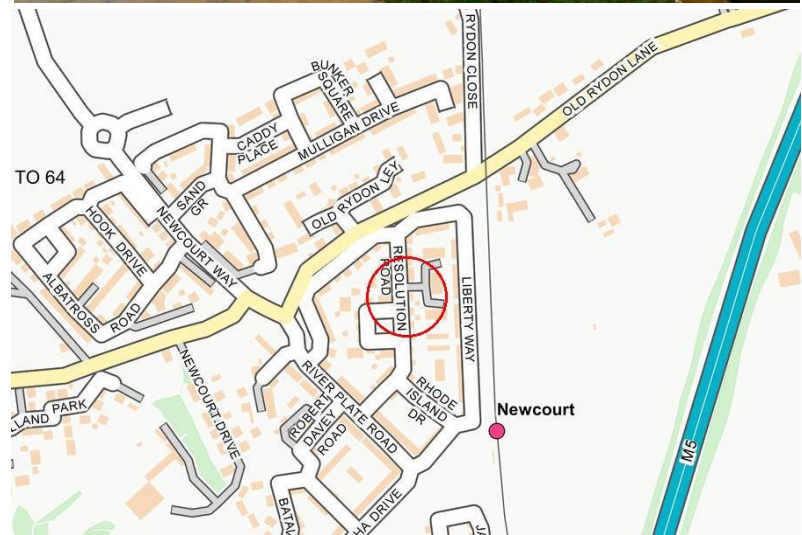
Clyst St Mary: 2 miles  
Clyst Heath Primary: 1 mile  
Trinity Church of England Primary school: 0.2 mile (temporary site)

Please check Google maps for exact distances and travel times.

**Property postcode: EX2 7FG**

## how to get there...

From the Shell Garage/Beef Eater on Countess Wear roundabout, take the 1st exit onto Rydon Lane/A379 following signs for Honiton/Taunton/(M5)Exmouth. Continue to follow and then turn right onto Old Rydon Lane, turn right onto Newcourt Way, continue straight onto River Plate Road, turn left on to Resolution Road where the property can be found.





Need a more complete picture? Get in touch with your local branch...

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