



## Detached FAMILY HOME

CHECK OUT this lovely Detached FAMILY HOME. Set on a corner plot, just a short walk from the Shops, Schools, new Town centre, Country Park & Rail Station. 3 Bedrooms, Living Room, Kitchen Dining Room, Ensuite Shower, Bathroom, front and rear Gardens, Off Road Parking and Garage. Plenty of natural light

[4 Woods Pasture](#) | [Exeter](#) | [EX5 7DQ](#)



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

871 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Garage,  
Off Road Parking,



OUTSIDE SPACE

Garden, Large Garden,  
Patio



EPC RATING

77(C)



COUNCIL TAX BAND

D



### in a nutshell...

- 3 Bedrooms
- Corner Plot Garden
- Off Road Parking & Garage
- Living Room
- Kitchen Dining Room
- Ensuite, Bathroom & Cloakroom
- Close to local Schools, Shops & Bus route
- Local Country Park & Rail Station





## the details...

Woods Pasture is located in the heart of the popular new town, located on the outskirts of the historic city of Exeter. Cranbrook has excellent communication links with the Exeter Airport and the M5 Motorway only being a five minutes' 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 and secondary school with newly arriving Town Centre. Included within its expansion is a Country Park & Nature Reserve.

The property is accessed via an entrance door which leads through to the entrance hall. Leading off the entrance hall is a downstairs cloakroom which neatly flows through to the sitting room with patio doors to the rear garden. This particular property has a modern open-plan kitchen/diner with ample space for a dining room table, plenty of storage cupboards, work surface space and an electric oven, hob and cooker hood, with space for a fridge freezer & plumbing washing.

To the first floor there are three bedrooms, two of which are doubles with the master having the added benefit of an ensuite, along with a generous sized third bedroom. There is also a family bathroom which has a fitted shower screen and shower which again was none standard as an extra.

The current owners have kept the property well and the property is being sold in good decorative order throughout having the benefit of district heating and uPVC double glazing.

The property is approached via a driveway with parking for two vehicles, this then leads to the garage which has up and over door, which also has a fitted work bench and curtesy door to the rear. The front garden is being utilised as a third parking space.

To the rear the current owner has landscaped the rear garden and is now a particularly well finished area, ideal for both children and animals with Indian stone patio directly from the main living space. This then flows to a level lawned area which leads down to a further area which has a walkway leading back to the front of the garage with a side gate.

Tenure: Freehold  
Council Tax Band D

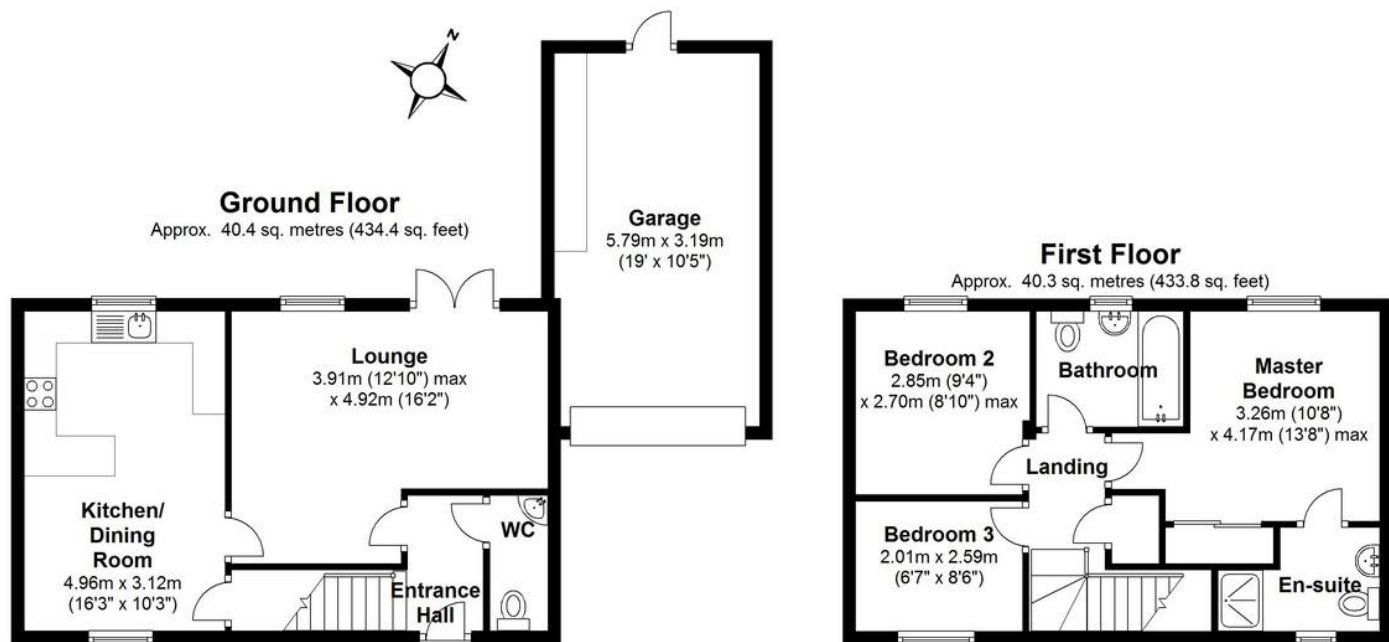


## what the owner loves most...

“Nice quiet spot, close to the shops, primary schools, bus route and country park, so everything around you. Nice private Garden too which gets the sun!”



## the floorplan...



Total area: approx. 80.7 sq. metres (868.1 sq. feet)

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...

Garage and Off Road Parking with additional front Garden/Parking space



## the location...

The popular new town known as Cranbrook is located on the outskirts of the historic city of Exeter, East Devon. 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 a 10 minute walk away connecting to the city centre and London.

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 & secondary education campus. There is also a new developing Town Centre and Supermarket.

## Shopping

Co-op & Post Office  
Supermarket TBC  
Honiton Town  
Exeter City

## Relaxing

Beach: Exmouth & Sidmouth  
Park & Swings: Hayes Square & Badger Way

## Travel

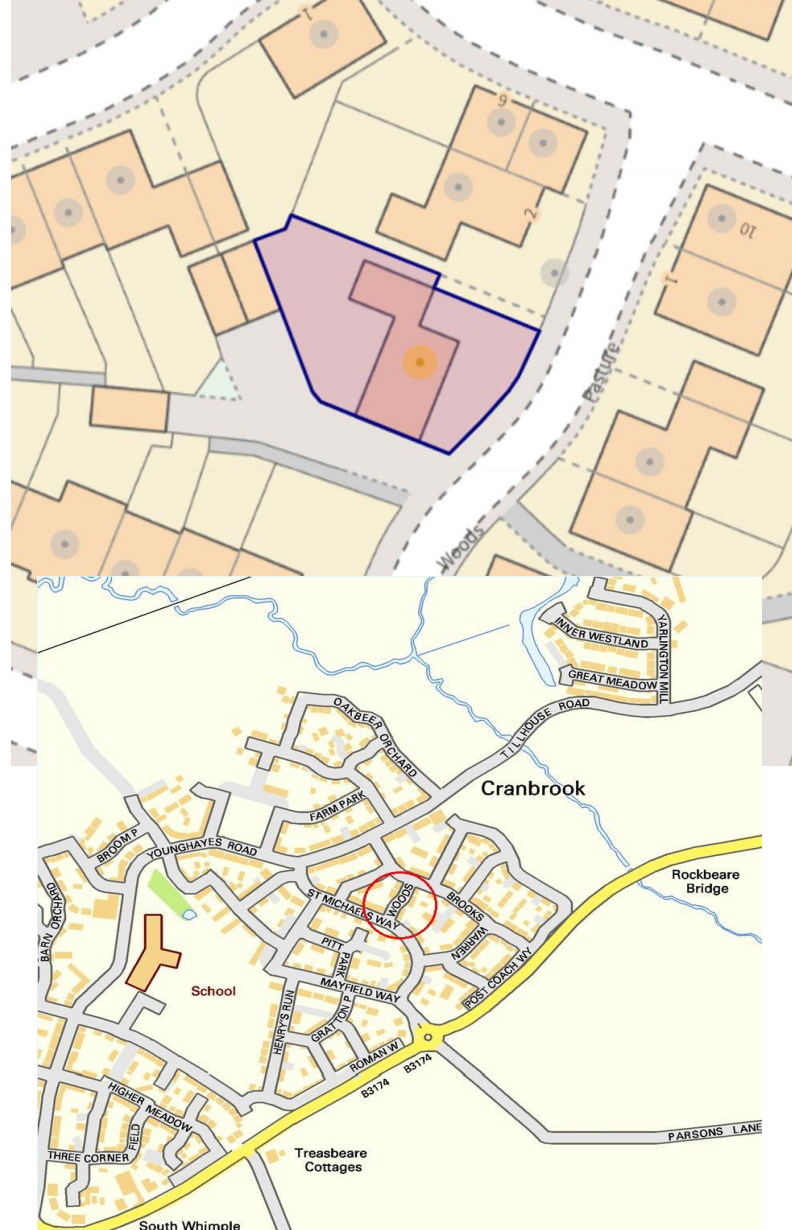
Bus stop: Younghayes Road  
Train station: Cranbrook  
Main travel link: M5 & A30  
Airport: Exeter

## Schools

St Martins Primary School:  
Cranbrook Education Campus:

Please check Google maps for exact distances and travel times.

Property postcode: EX5 7DQ





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

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