



## Neo Georgian Town House

CHECK OUT this beautiful End Terrace Town House. 3 storey, neo-Georgian style. Kitchen Dining, Living Room, 4 Bedrooms, Ensuite & Bathroom, Garden, Terrace, Off Road Parking. Plenty of space & natural light. Central Town location, close to Schools, Bus route, Country Park, Shops & easy access to M5 & Exeter.

52 Yonder Acre Way | Exeter | EX5 7FZ

**complete.**

thoroughly good property agents



PROPERTY TYPE

Semi Detached House



SIZE

1,109 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Large Garden, Patio



EPC RATING

85 (B)



COUNCIL TAX BAND

D



### in a nutshell...

- 4 Bedrooms
- Kitchen Dining Room
- Living Room
- Ensuite, Bathroom & Cloakroom
- Lovely Garden & patio Terrace
- Off Road Parking
- Town Centre Location
- Close to Schools & Shops & Country Park
- Easy access to M5 & A30 & Rail Station







## the details...

CHECK OUT this neo Georgian style Town House.

This this superb, spacious, modern, end-terraced townhouse, with four bedrooms, master en-suite, an enclosed south-facing rear garden and parking, in the new town of Cranbrook with excellent road and rail links to the city of Exeter.

Inside, it is beautifully presented with light and neutral décor, feels warm and welcoming with community central heating and double glazing, and is arranged over three floors offering spacious and versatile accommodation, perfect for family living.

The ground floor has an entrance hallway with a convenient cloakroom, a staircase to the upper floors, a good sized modern kitchen/diner with plenty of worktop space and gloss white fitted units providing ample cupboard space, a fan-oven with a ceramic hob and stainless-steel filter hood, an integrated fridge/freezer and space with plumbing for a dishwasher and washing machine, and there is a generously sized living room with an understairs cupboard and loads of light from a window and French doors to the rear garden.

Upstairs, on the first floor, there are three light and airy bedrooms, all double sized, a family bathroom with a bath and shower attachment, a pedestal basin and WC, and an airing cupboard on the landing. On the top floor is the master bedroom, a spacious double with an en-suite shower room and eaves storage on two sides.

Outside, the rear garden is a manageable size, is fully enclosed making it safe for both children and pets and is south-facing enjoying plenty of summer sunshine. There is a paved patio and a lawn, great for entertaining, and a gate at the side provides alternative access to the rear parking area where there are two spaces.

Tenure: Freehold

Council Tax Band D



## what the owner loves most...

A modern HOME, nice quality finish and local to everything that benefits the Town

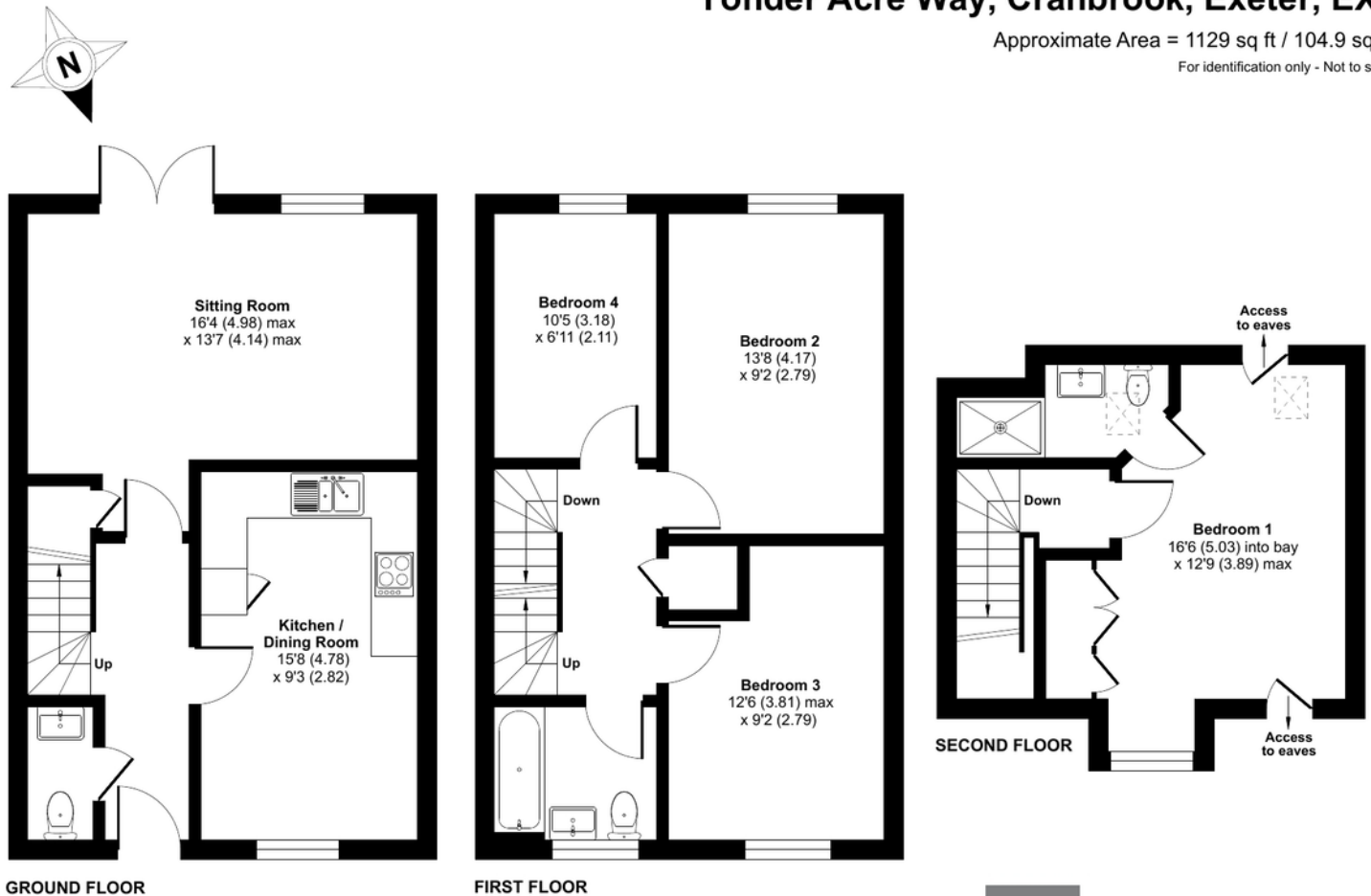


the floorplan...

## Yonder Acre Way, Cranbrook, Exeter, EX5

Approximate Area = 1129 sq ft / 104.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1101944



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## 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 7FZ**





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

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