



Large Detached Home

CHECK OUT this Beautifully presented Taylor Wimpey built Detached Home. Spacious Living Room, Kitchen Dining Room, Study, Snug, 4 Bedrooms, 2 En-suite Shower Rooms, Bathroom & Cloakroom. Lots of natural light. Terrace & Patio, split level Garden with extra areas. Private & Sunny. Garage & Parking!

27 Barn Orchard | Exeter | EX5 7AE



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,570 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

3



WARMTH

EON District Heating system.



PARKING

Garage, Off Road Parking, Carport



OUTSIDE SPACE

Garden, Large Garden, South Facing Garden, Patio



EPC RATING

78 C



COUNCIL TAX BAND

E



in a nutshell...

- 4 Bedrooms
- Living Room
- Kitchen Dining Room
- Study + Snug
- 2 En-suite Shower Rooms & Bathroom + Cloakroom
- Split level Sunny Garden + Terrace
- Central location to Shops & Schools + Country Park
- Local Rail Station & Transport Links
- Immaculately presented throughout





the details...

CHECK OUT this lovely spacious and modern Home, situated just adjacent to the Country Park, behind the Younghayes Centre & local Shops & Primary Schools, a short walk from the Country Park, Rail Station and local bus route.

Built by Taylor Wimpey, the property has plenty of room. The main Living Room overlooks the rear Patio and Garden, with French Doors.

The Kitchen Dining Room separate, with ample room and modern fitted Kitchen, which has lots of storage units, work surfaces, and appliances, integral, washing machine, dishwasher, fridge freezer, electric oven, hob and cooker hood. The French Doors here lead out to a lovely, secluded Terrace.

There is also a separate Study and Snug with a ground floor Cloakroom.

The first floor has 4 Double Bedrooms, two with En-suite Shower Rooms, lots of natural light and a family Bathroom. Again, immaculately presented.

There is a front Garden setting the house back from a green space out the front, with an Off Road Parking area to the side and a separate Garage. To the rear the Garden is private and spacious with plenty of sun and an area for a summer house and a hot tub area.

Well worth a look!

Tenure: Freehold
Council Tax Band E



what the owner loves most...

Lovely size home with a quiet secluded and sunny Garden and Patio, great Hot Tub spot



the floorplan...

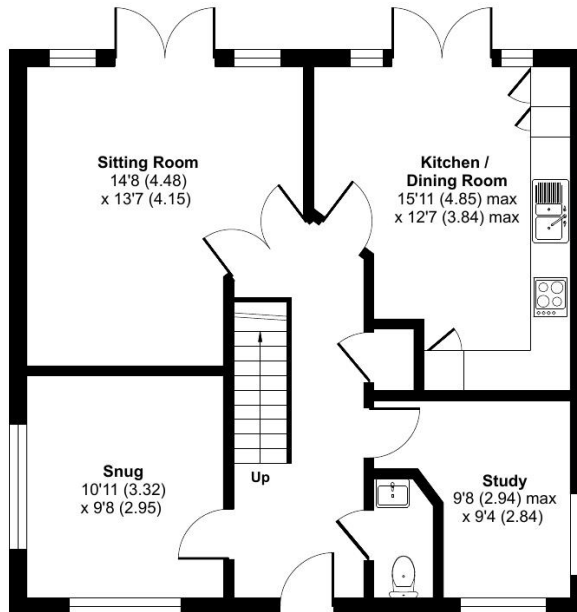
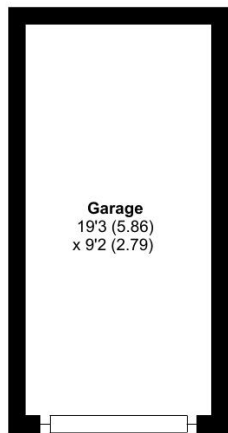
Barn Orchard, Cranbrook, Exeter, EX5

Approximate Area = 1394 sq ft / 129.5 sq m

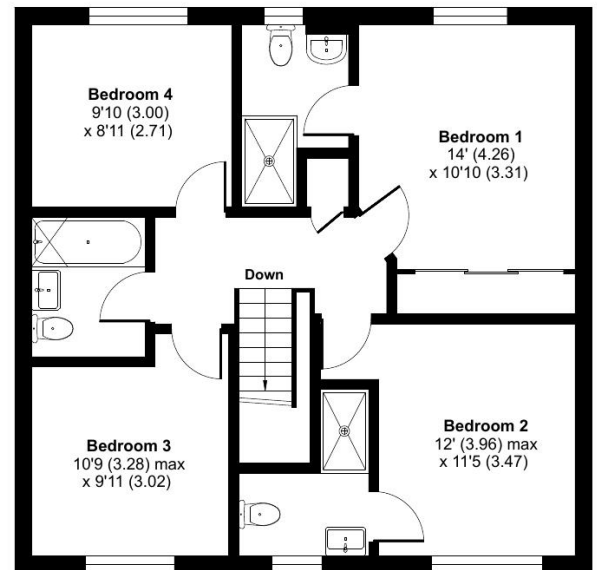
Garage = 176 sq ft / 16.3 sq m

Total = 1570 sq ft / 145.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Ashtons Complete (Complete Property). REF: 1139263



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bear in mind...

Large Bedrooms with two En-suites!



the location...





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