



Semi Detached Town House

CHECK OUT this trendy modern three storey Town House, Semi Detached, located in this popular part of Cranbrook Town, close to Town Centre, Shops, School, Public Transport & Country Park. Modern, well presented throughout. Open Plan Live / Eat space, Kitchen, Cloakroom. Bathroom, 3 Bedrooms, Garden & Parking

41 Sweet Chestnut | Exeter | EX5 7FQ





PROPERTY TYPE

Semi Detached House



SIZE

696 sq ft



LOCATION

Cranbrook, Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

B



COUNCIL TAX BAND

C



in a nutshell...

- Modern Open Plan Living
- 3 Bedrooms
- Lovely sunny Garden
- Town Centre Location
- Bathroom & Cloakroom
- Off Road Parking
- Central location to Shops & Schools + Country Park
- Immaculately presented
- IDEAL FIRST HOME or Rental Investment





the details...

CHECK OUT this modern home in the heart of Cranbrook.

Located just a short walk from the new Town Centre, with close by public transport, the Country Park and local Rail Station, secondary college and primary schools.

Set back from the road with a communal grass area the house has a spacious and light feel throughout.

The ground floor entrance gives access to the stairs to the first floor, and on through to the open plan living/dining space, with French doors onto the rear garden. There is a modern fitted Kitchen area with a breakfast bar and ample storage units, work surfaces, electric oven, hob, fridge/freezer, sink and drainer. A window overlooks the front aspect. There is also a useful Cloakroom.

The first floor has the second Bedroom, a double room, and an L-shaped single Bedroom plus the modern Bathroom. The bathroom is fitted with a bath, shower, shower screen, WC and basin.

The top floor has a main Bedroom with eaves head height and Velux style windows to the front and rear giving lots of natural light, with additional storage on the landing space.

Outside there is a private and enclosed Garden to the rear with a patio larger than average, enclosed with side access leading to a front gate. There is also one off road parking space to the front..

A great home for First Time Buyers, Investors, or couples.

Tenure: Freehold

Council Tax: Band C



the floorplan...

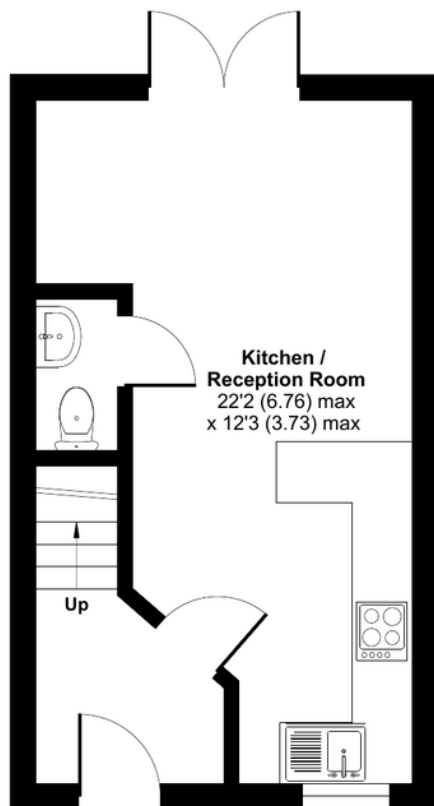
Sweet Chestnut, Cranbrook, Exeter, EX5

Approximate Area = 696 sq ft / 64.6 sq m

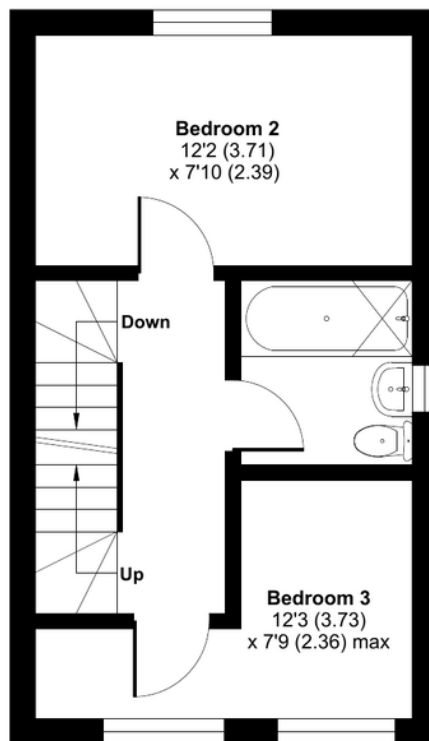
Limited Use Area(s) = 38 sq ft / 3.5 sq m

Total = 734 sq ft / 68.1 sq m

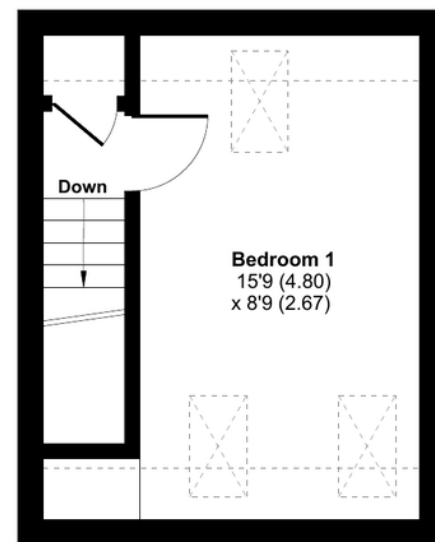
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1149933



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bear in mind...

The purchase includes NO CHAIN, making it very enticing to those who wish for a simple, swifter than normal transaction!



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 a 10 minute 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 highly regarded primary and secondary schools. Arriving soon a new town centre, shops and Morrisons supermarket.

Shopping

Late night pint of milk: Co-op approx. 350 ft.

Town centre: The property is in the centre of the town

Supermarket: Sainsbury's 4 miles

Relaxing

Beach: Exmouth 11.6 miles

Park: approx. 370 ft.

Travel

Bus stop: Younghayes Road 230 ft.

Train station: Cranbrook 0.5 mile

Main travel link: M5 2.4 miles

Airport: Exeter 2.2 miles

Schools

St Martins Primary School: approx. 225 ft

Cranbrook Education Campus: 1.2 miles



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

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