



Very Well-Presented Semi-Detached Home

CHECK OUT this VERY NICE Semi-Detached Home. Located in this popular Cul De Sac, leading directly to the Country Park. Living Room, Kitchen Dining Room, Bathroom & Cloakroom, 2 Double Bedrooms, Landscaped Garden & Patio & Off-Road Parking to the front. IDEAL FIRST HOME or Rental Investment.

22 Inner Westland | Exeter | EX5 7EQ





PROPERTY TYPE

Semi Detached House



SIZE

636 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON district heating system



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

81 B



COUNCIL TAX BAND

C



in a nutshell...

- Cul de Sac Location - direct to Country Park
- 2 Double Bedrooms
- Living Room
- Kitchen Dining Room
- Landscaped Garden + Patio
- X2 Off Road Parking to Front
- IDEAL FIRST HOME or Rental Investment
- Short walk to Train Station & Shops
- Local mSchools, Bus Route & M5 / A30 access





the details...

CHECK OUT this lovely Semi Detached HOME!

Located towards the end of the Cul De Sac, which leads directly to the Country Park, giving a secluded feel, just a short walk to the new Town Centre, Pub, Bus Route, Train Station, Shops Schools & Amenities.

Built by Persimmon Homes with remaining 10-year LABC warranty.

Set back from the road with typical town Garden frontage there is an area for Off Road Parking.

The Entrance Hall gives access to the Ground Floor Cloakroom and on through to the main Living Room, a good size area overlooking the front. The Kitchen Dining Room overlooks the rear Garden and Patio area with French Doors. There is a modern Kitchen, plenty of cupboards, work surfaces, electric oven, hob, grill and cooker hood. There is space for a fridge freezer and plumbing for a washing machine.

The first floor has two double Bedrooms, overlooking the front and rear, with storage and plenty of space and natural light.

The Bathroom has the typical 3-piece suite with window and shower over the bath.

The rear Garden has been landscaped, with a patio and gravel area, enclosed with side gated access leading back around the front.

This is a lovely home, well presented in a great location.

Well worth a look!

Tenure: Freehold
Council Tax Band C

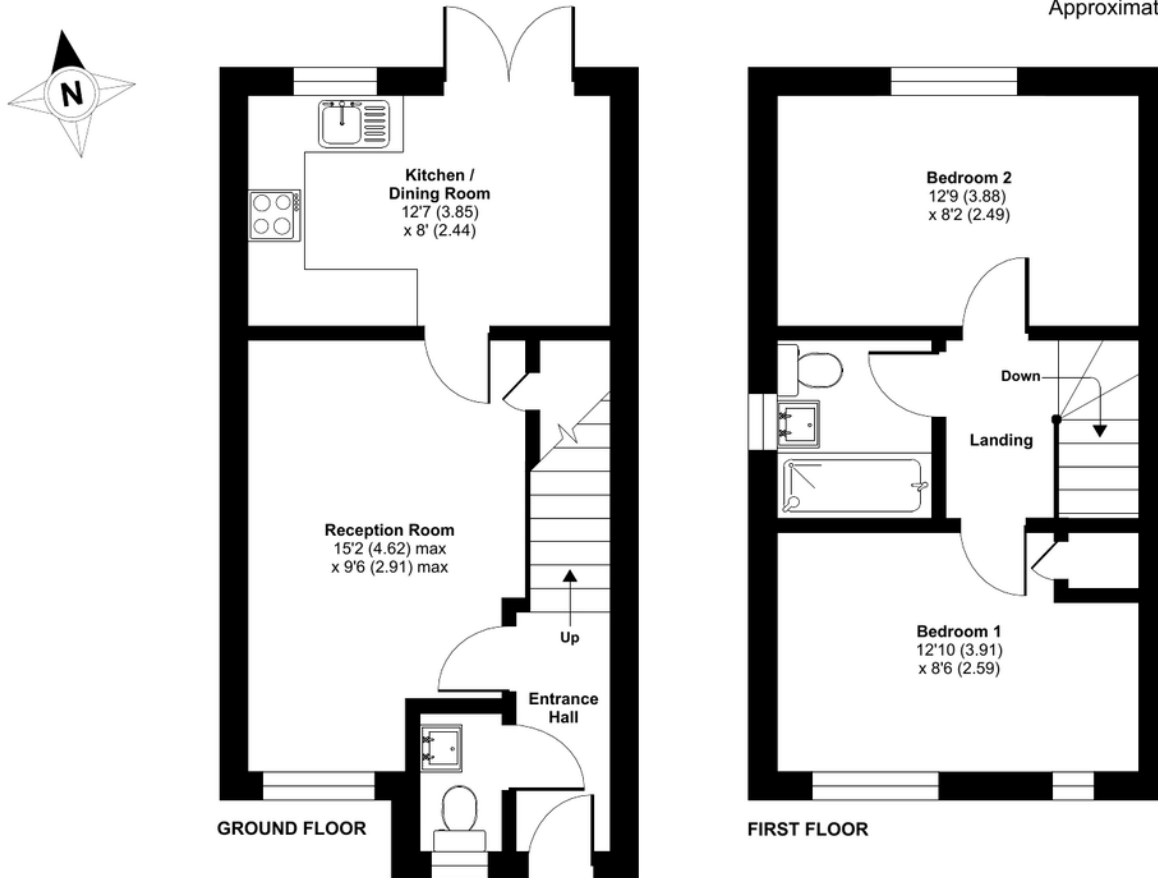


the floorplan...

Inner Westland, Cranbrook, Exeter, EX5

Approximate Area = 635 sq ft / 59 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). © nche.com 2024. Produced for Ashtons Complete (Complete Property). REF: 1153277



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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 7EQ**





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

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