



## Modern End Terrace Home

CHECK OUT this End Terrace, modern Home, overlooking the nature reserve area and onto the surrounding Ecology Park, just a short distance away from the new Town Centre. Open Plan Live/Eat space + modern Kitchen & Breakfast Bar. 2 Double Bedrooms, Bathroom & Cloakroom, Garden, Patio & Parking.

29 Orchard Way | Exeter | EX5 7HY





PROPERTY TYPE

End Terraced House



SIZE

538 sq ft



LOCATION

Cranbrook, Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Off Road Parking, Allocated Parking



OUTSIDE SPACE

Garden



EPC RATING

82 B



COUNCIL TAX BAND

B



### in a nutshell...

- Overlooking Nature Reserve
- Open Plan Live/Eat
- Modern Kitchen Area & Living Space
- 2 Double Bedrooms
- Garden & Patio
- Off Road Parking
- Close to new Town Centre, Shops & Schools
- IDEAL FIRST HOME
- Buy To Let Investment Opportunity





## the details...

CHECK OUT this modern End Terrace Home. Located next to and overlooking a local nature reserve area, with local walks and onto the Country Park. The house is located in this quieter part of Cranbrook Town, still a short distance to the new Town Centre, Shops, Schools, Amenities, Bus Routes and local Rail Station to Exeter and London Waterloo. Easy access to A30 & M5.

Set back from the road there is a Garden space to the left and Off-Road Parking space to the front.

The Entrance Hall leads directly to the Open Plan Live/Eat space. Overlooking the front there is a modern Kitchen and Breakfast Bar space, with plenty of units, work surfaces, an electric oven, hob and grill. Here there is also a window overlooking the side giving extra natural light. There is an integral Fridge Freezer and plumbing for a washing machine.

The Living area overlooks and leads out to the rear Garden and Patio, with side gated access. French doors open this space giving natural light with an added window overlooking the side. Here you will also find the Ground Floor Cloakroom, with W.C and hand basin.

The first floor has two Double Bedrooms, one overlooking the front and the other the rear Garden. Private, with a lovely view out the front from the main Bedroom, westwards over the local nature reserve area. There is also a family Bathroom, with Shower over the bath, W.C and hand basin.

The rear Garden is private, not overlooked, a nice outlook with surround trees and has a patio space to catch the evening sun.

A great first time home or Buy To Let Investment opportunity in this quieter part of Town.

Tenure: Freehold  
Council Tax Band B.



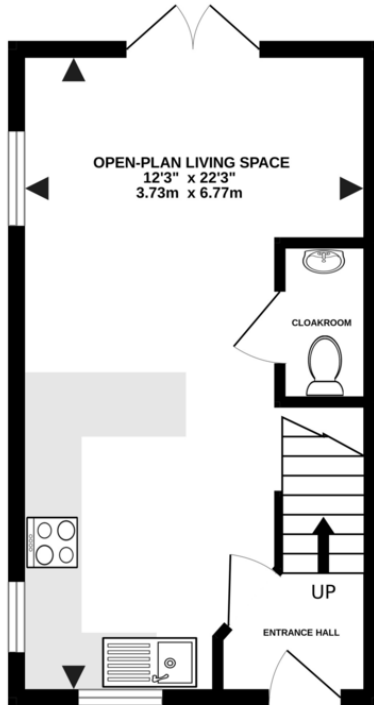
## what the owner loves most...

“we love the location where the property is situated, it’s also a lovely, family orientated area”

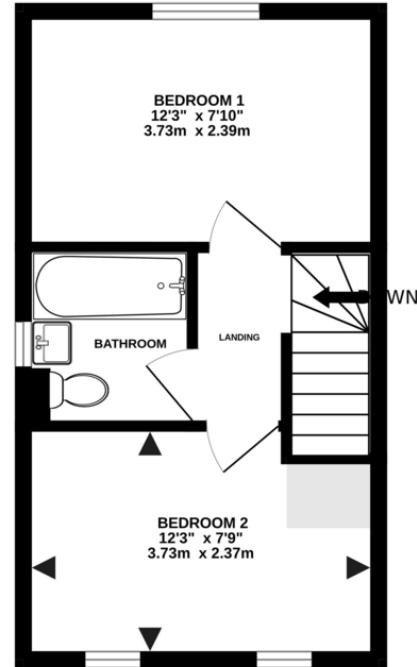


## the floorplan...

GROUND FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR  
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA: 538sq.ft. (50.0 sq.m.) approx.

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bear in mind...

There is NO CHAIN involved in this purchase, this is a massive benefit if you're looking for a quicker, less stressful purchase



## 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

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

Supermarket: Sainsbury's 4 miles

### Relaxing

Beach: Exmouth

Park: Country Park

### Travel

Bus stop: Younghayes Road

Train station: Cranbrook

Main travel link: M5

Airport: Exeter

### Schools

St Martins Primary School: approx.

Cranbrook Education Campus:





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

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