



A wonderfully modern mid terrace, two bedroom house with an enclosed rear garden and parking in the new town of Cranbrook.

215 Tillhouse Road | Cranbrook | EX5 7FL





PROPERTY TYPE

Mid terrace house



SIZE

738 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District heating solution



PARKING

Allocated parking



OUTSIDE SPACE

Low maintenance garden



EPC RATING

84



COUNCIL TAX BAND

C



in a nutshell...

- Enclosed rear garden
- Parking
- Storm porch
- Neutral décor throughout
- Ground floor cloakroom with WC
- Open plan living room
- French doors to garden
- Light and airy bedrooms



the details...

A modern, mid terraced property with two double-bedrooms and enclosed rear garden and parking in the new-town of Cranbrook with excellent road and rail links to the city of Exeter.

A paved path leads to the entrance, sheltered beneath a storm porch, beside the low-maintenance front garden of decorative gravel. Inside, it is well-presented with light and neutral decor throughout and feels warm and welcoming. The front door opens into a small carpeted hallway with a handy store cupboard on one side, containing the heat exchanger for the community heating and hot water and on the other side is a convenient ground floor cloakroom containing a WC and wash hand basin.

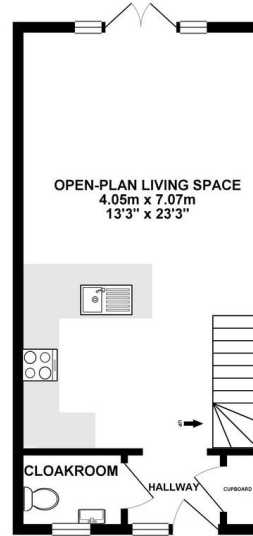
The remainder of the ground floor is a spacious and modern, open-plan living space with plenty of light from windows and French doors to the garden. The kitchen area is a decent size with a durable tile-effect vinyl floor and has plenty of worktop space along three sides, along with an elegant range of fitted high and low-level units, providing ample storage. There is a built-in fan-oven with a plinth heater beneath, a halogen hob, an integral extractor hood and a decorative glass splashback above. There is floor space for an upright fridge/freezer, space beneath the worktops for a washing machine and a slimline dishwasher and a breakfast bar is ideal for informal dining.

The living area feels warm with plush carpet underfoot and has plenty of room for dining table and seating for four, great for any occasion. A turning staircase rises to the first floor and upstairs, is the master bedroom, a spacious and light double with a built-in cupboard/wardrobe and the second bedroom, another light and airy double with two windows to the front.

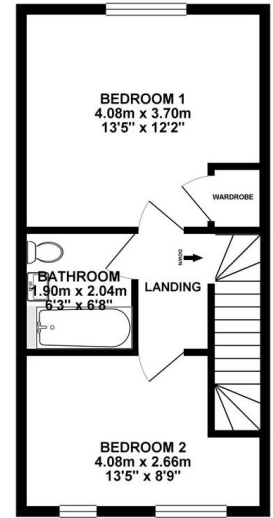
The bathroom has a durable tile-effect vinyl floor containing a bath with a shower above, a pedestal basin and a WC all in white with matching tiling above the bath and basin. A hatch in the landing ceiling provides access to the loft space.

Outside, the rear garden is a manageable size with a paved patio and a level lawn, making an ideal venue for a family barbecue or sharing a bottle of wine with loved ones. There is an outside tap together with a water butt harvesting rainwater, for the watering and fully-enclosed the garden is safe for both children and pets. A gate to the rear leads into a courtyard, providing alternative access and where there is one allocated car parking space with additional parking available on-road at the front of the property if required.

GROUND FLOOR 34.27 sq. m.
(368.85 sq. ft.)



1ST FLOOR 34.27 sq. m.
(368.85 sq. ft.)



TOTAL FLOOR AREA: 68.53 sq. m. (737.70 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and the responsibility is taken by any owner, agent or sub-agent. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here and been tested and no guarantee as to their operability or efficiency can be given.
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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 10 minutes 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 a highly regarded primary school. Included within its expansion will be a nature reserve and a new town centre in years to come which will be an ideal setting for growing families and retirement.

Shopping

Late night pint of milk: Co-op 1 mile

Town centre: Cranbrook 1 mile

Supermarket: Sainsbury's 5 miles

Relaxing

Beach: Exmouth 12.6 miles

Park: 0.5 mile

Travel

Bus stop: 0.1 mile

Train station: Cranbrook 1.2 miles

Airport: Exeter 3.2 miles

Schools

St Martins Primary School: 1 mile

Cranbrook Education Campus: 0.2 mile

Please check Google maps for exact distances and travel times. **Property
postcode: EX5 7FL**

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Cranbrook
EX5 7DR

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how to get there...

On entering Cranbrook from Exeter turn left at the first island. This leads onto Younghayes Road. Travel for approximately 0.25 miles and the road leads onto Tillhouse Road where you will find the property.

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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