



## Modern Semi Detached Home

CHECK OUT this modern Semi Detached HOME. Cul de Sac Location, Front & Rear Gardens, Off Road Parking. Quieter part of Cranbrook. Living Room, Kitchen Dining Room, 3 Bedrooms, En-suite Shower Room & Bathroom. Immaculately presented, lots of space & natural light. Short distance to Town Centre & Shops

1 Pear Close | Exeter | EX5 7HX



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

754 sq ft



LOCATION

Cranbrook, Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

83 B



COUNCIL TAX BAND

C



### in a nutshell...

- 3 Bedrooms
- Living Room
- Kitchen Dining Room
- Front & Rear Gardens
- En-suite Shower + Bathroom
- Off Road Parking
- Close to New Town Centre
- Short walk to Country Park, Shops & Bus
- Local Schools & Rail Station





## the details...

A fabulous modern, Semi Detached FAMILY HOME with three bedrooms, a larger than average garden and parking in a quiet position in the new town of Cranbrook with excellent road and rail links to the city of Exeter.

A paved path leads to the entrance, through the front garden. Inside, it is beautifully presented with fresh, light and neutral decor giving a modern feel.

The entrance Hallway has a convenient ground-floor Cloakroom with a WC and corner basin, and a staircase rising to the first floor.

A door leads into a decent-sized Living Room with light from a window overlooking the front. There is an understairs cupboard providing storage and a door leads into a Kitchen/Dining Room which has a tiled floor and plenty of light from a window and French doors to the garden. The Kitchen has plenty of worktop space and a modern range of fitted units with matching wall-cabinets, providing ample cupboard space.

There is a built-in fan oven with an electric hob and cooker hood above, a stainless-steel sink with a mixer tap, an integral fridge/freezer and space with plumbing beneath the worktop for a washing machine and dishwasher. The heat exchanger, for the community heating and hot water is hidden within a matching wall cabinet and there is plenty of room for a dining table and seating for four or six, ideal for any occasion with French doors that extend the inside space outside into the Garden.

Upstairs, the main Bedroom is a good-sized double, with a built-in cupboard above the stairs and an en suite shower room which is modern and stylish, walk in shower, a pedestal basin, a WC and matching tiling above the shower and basin.

There are two further light and airy Bedrooms and a family Bathroom, containing a bath with a shower and glass screen, a pedestal basin, a WC. The landing has an airing cupboard for linen and a hatch in the landing ceiling provides access to the loft space.

Outside, the rear garden is surprisingly large and is fully enclosed making it safe for both children and pets. A gate at the side leads onto a path to the front, where there are two parking spaces.

Tenure: Freehold

Council Tax Band C



## what the owner loves most...

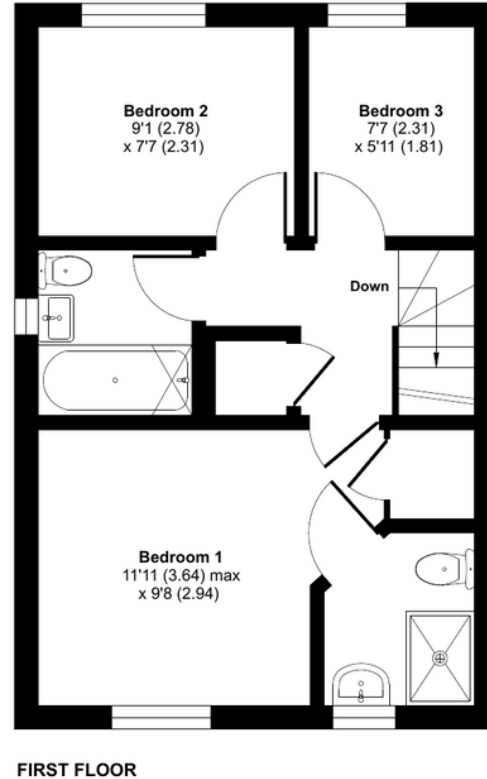
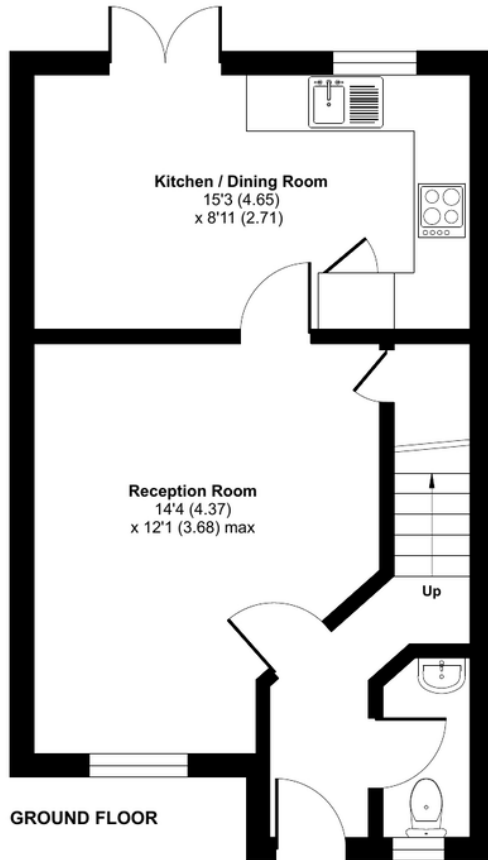
“We love the family friendly neighbourhood and greenery surrounding”



## Pear Close, Cranbrook, Exeter, EX5

Approximate Area = 754 sq ft / 70 sq m

For identification only - Not to scale



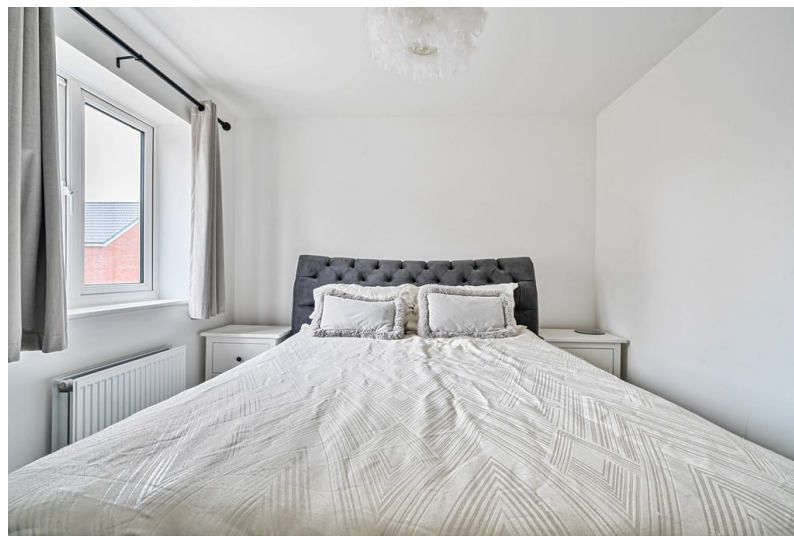
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bear in mind...

With this property there is NO ONWARD CHAIN, this is very appealing to those wanting a swifter, less complicated 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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