



Detached 3 storey Town House

CHECK OUT this LOVELY Detached 3 storey Town House, overlooking COUNTRY PARK, in a quiet cul de sac. Lounge + Study, Kitchen Dining + Utility. 5 Bedrooms, 2 Ensuite + Bathroom & Cloakroom. Lots of space & light. Landscaped rear Garden, Off Road Parking & Double Garage. Close to Schools, Shops & Transport

28 Great Meadow | Exeter | EX5 7EP

complete.

thoroughly good property agents



PROPERTY TYPE

Detached Town House



SIZE

1,750 sq ft



LOCATION

Cranbrook, Town



AGE

Modern



BEDROOMS

5



RECEPTION ROOMS

2



BATHROOMS

3



WARMTH

EON District Heating System



PARKING

Double Garage, Off Road Parking



OUTSIDE SPACE

Garden, Large Garden, Patio



EPC RATING

85 B



COUNCIL TAX BAND

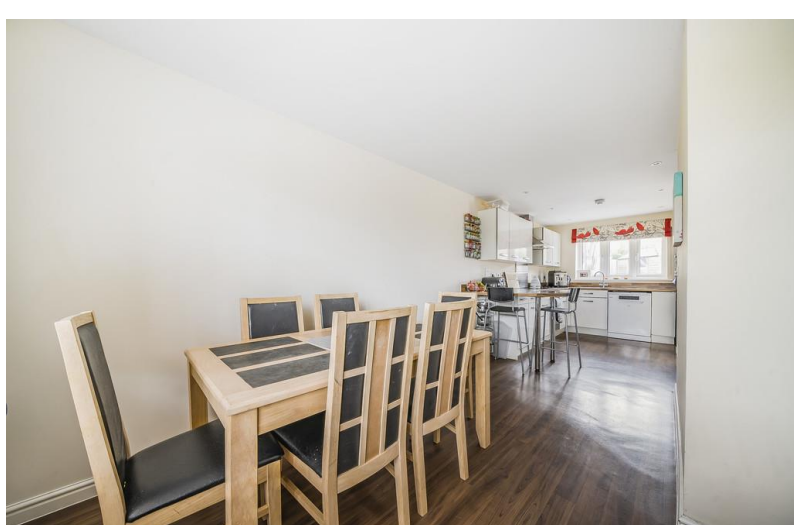
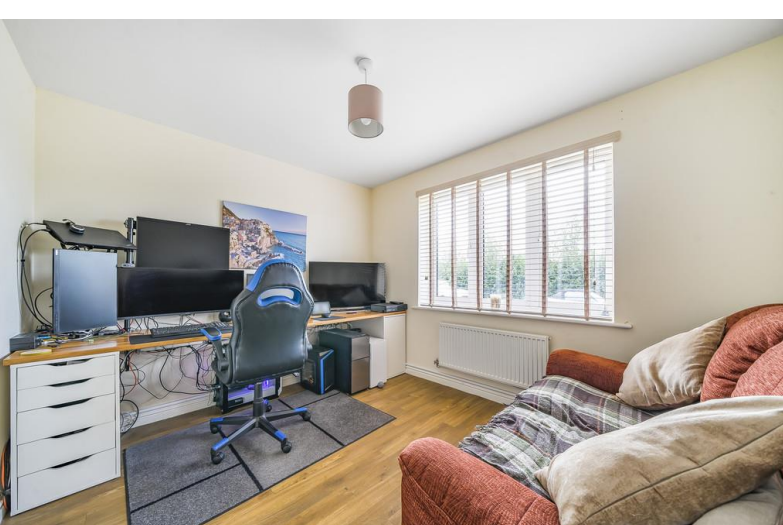
F



in a nutshell...

- 5 Bedrooms
- Overlooking Country Park
- Lounge + Study
- Kitchen Dining Room + Utility
- Double Garage & Off Road Parking
- x2 Ensuite's + Bathroom
- Front & Rear Garden + Patio
- Close to new Town Centre
- Train Station, Bus, Shops & Schools





the details...

CHECK OUT this LOVELY three-storey Town House, overlooking the Country Park, situated in a cull de sac.

With open green views, this modern Town House has SPACE! Just a short distance to the new Town Centre, Shops, Schools, Amenities, Bus Route, Tain Station and more.

This FAMILY HOME is well presented throughout with a fabulous top floor main Bedroom Suite. The Entrance Hall has the Ground Floor Cloakroom with a spacious front to rear Kitchen Dining Room to the left. Here there is ample space for a large dining table and a breakfast bar overlooks the main Kitchen area, with plenty of cupboards, work surfaces, space for a dishwasher, electric oven, hob and cooker hood and space for a fridge freezer.

A door leads to a Utility Room, with a back door to the Garden, storage cupboards & plumbing for a washing machine. Lots of natural light with windows overlooking the front and rear Gardens.

On the opposite side of the home, you will find the Study overlooking the front Garden and the main Living space overlooking the rear Garden with French doors leading out.

The first floor has 4 Bedrooms. Two overlooking the front and two overlooking the rear with an En-suite Shower Room and the family Bathroom.

The top floor Bedroom is one large space, with an En-suite Bathroom & Shower. A great room, that has a door to close off from the 1st floor landing.

To the front there is a Garden space left & right of the pathway and a double Garage with plenty of Parking.

To the rear the Garden has a paved patio area, a decked Terrace space and a secondary raised lawn Garden too, with access direct to the Garage, giving a large corner plot and fully enclosed Garden.

A lovely spacious Family Home

Well worth a look!

Tenure Freehold
Council Tax Band F



what the owner loves most...

“The space our home brings is fantastic for our family and the view over the country park is something we regularly enjoy”



the floorplan...

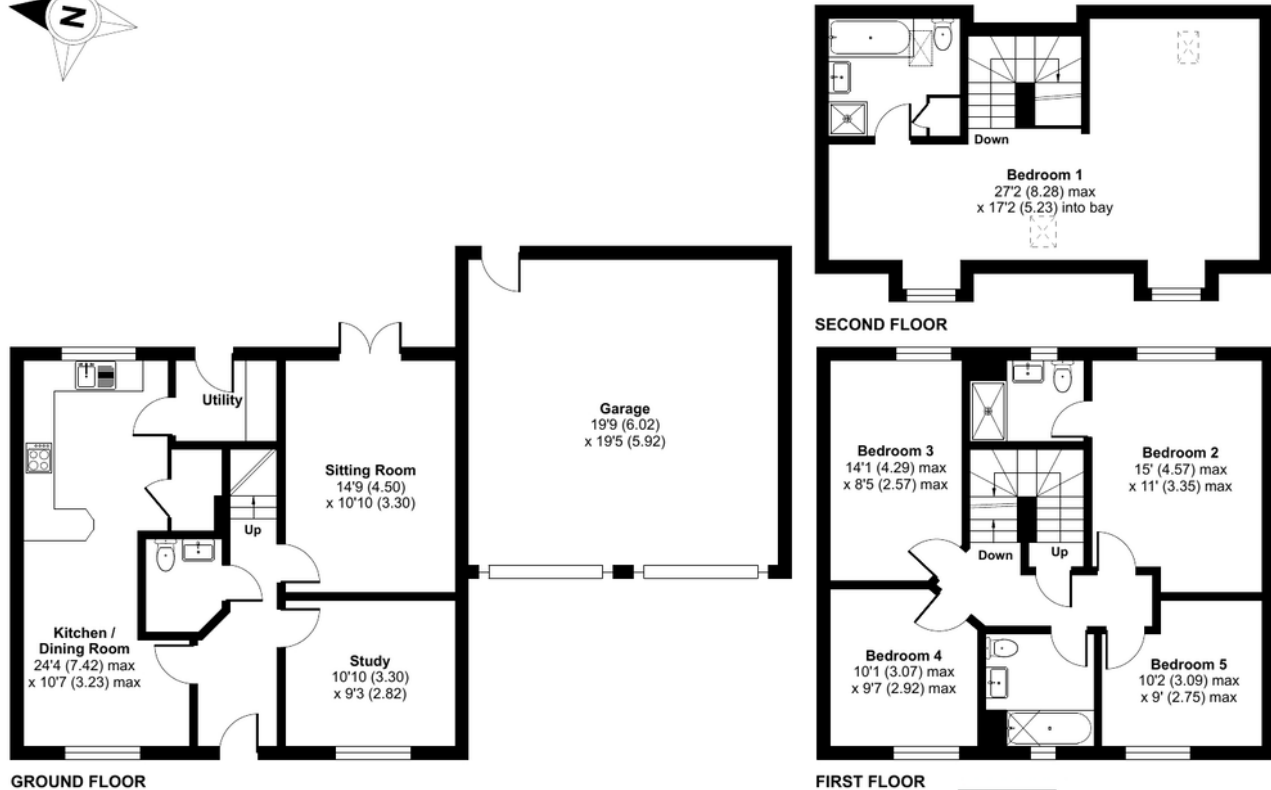
Great Meadow, Exeter, EX5

Approximate Area = 1772 sq ft / 164.6 sq m

Garage = 382 sq ft / 35.5 sq m

Total = 2154 sq ft / 200.1 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). © n1cheom2024. Produced for Ashtons Complete (Complete Property). REF: 1167071



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.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



bear in mind...

It's not often a property like this comes on the market, with a double garage, house-length bedroom suite on the top floor and lovely views over the country park!

Make sure you don't miss out!



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...

Tel [01392 422500](tel:01392422500)
Email exeter@completeproperty.co.uk
Web completeproperty.co.uk

Complete
141 Younghayes Rd
Cranbrook
EX5 7DR

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.