



Semi Detached Home Village location

CHECK OUT this SEMI-DETACHED Home, set on a corner plot on the outskirts of Broadclyst Village, a short distance from Pinhoe, Cranbrook, local shop, Supermarkets, Bus Route, A38 & M5 + local schools. Lounge/Dining Room + log burner, Kitchen, 2/3 Bedrooms & Bathroom. Garage & Parking, Garden & Views!

11 Longmeadow | Exeter | EX5 3JF



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

922 sq ft



LOCATION



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Electric Radiators and Log Burner



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

E (44)



COUNCIL TAX BAND

C



in a nutshell...

- 2/3 Bedrooms
- Lounge Dining Room + Log Burner
- Kitchen
- Bathroom
- Garage & Parking
- Garden, Patio + lovely views!
- Close to Shops & Amenities
- Close to Bus, Rail Station, A30 & M5
- Leasehold Property





the details...

CHECK OUT this SEMI-DETACHED Home, set on a corner plot on the outskirts of Broadclyst Village, a short distance from Pinhoe, Cranbrook, local shop, Supermarkets, Bus Route, A38 & M5 + local schools. Lounge/Dining Room + log burner, Kitchen, 2/3 Bedrooms & Bathroom. Garage & Parking, Garden & Views!

Set in a cul de sac corner plot location, the house backs directly onto green fields with a pleasant view, giving privacy & a country feel from the Patio & Gardens areas.

The house is presented generally in good condition with a little redecorating & refreshing throughout that would benefit.

Set back from the cul de sac with Garden frontage the Entrance Hall leads directly to the Kitchen, with a range of base & wall units, work surfaces, electric oven & hob, space for a fridge/freezer, plumbing for a washing machine & a window that overlooks the front.

The Living Dining Room runs front to back, with a large picture window overlooking the front Garden & Patio doors that lead out to a side Garden area & around to the rear Garden & Patio that overlook the fields. Central to this room is a very nice modern log burner! Ample space for a dining table & chairs too.

At the end of the Entrance Hall there is a potential 3rd Bedroom, or Study or Dining Room or even Playroom! Again, with window overlooking the rear Garden. Here you will also find a recently refurbished modern Bathroom.

Upstairs you will find 2 Bedrooms, the main Bedroom that is warmed via the rising log burner flu & a window giving lots of light & a nice view. The second Bedroom has a window overlooking the front. There is also a Cloakroom with toilet & sink.

To the side gated access of the Patio, you will go though the gate to the Garage.

A lovely home, overlooking fields just a short drive from all shops & amenities, schools, transport links & the East Devon Countryside.

Well worth a look!

Tenure: Freehold



what the owner loves most...

The views from the garden are really nice and peaceful



Longmeadow, Broadclyst, Exeter, EX5

Approximate Area = 922 sq ft / 85.7 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 1051 sq ft / 97.6 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). © nichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1190769



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.



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:

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 3JF**





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

Tel **01392 422500**
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.