



Modern Semi Detached Home

CHECK OUT this modern Semi Detached HOME. Located in Phase 1 of Cranbrook Town/ Close to Primary Schools, Shops, Bus & Train Station & Country Park. Three Bedrooms, Living Room overlooking Garden, Kitchen Dining, Cloakroom & Bathroom. Generous sized, south facing Garden, Off Road Parking & modern accommodation.

8 Higher Meadow | Exeter | EX5 7AX

complete.

thoroughly good property agents



PROPERTY TYPE

Semi Detached Home



SIZE

938 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

76 (C)



COUNCIL TAX BAND

C



in a nutshell...

- 3 Bedrooms
- Living Room overlooking Garden
- Kitchen Dining Room
- Bathroom & Cloakroom
- SOUTH Facing Garden
- Off Road Parking
- Close to Shops, Schools & Bus & Rail
- Local Town Centre & Supermarket
- Easy access to A30 & M5





the details...

CHECK OUT this wonderful semi-detached FAMILY HOME.

8 Higher Meadow is located in Phase 1 of Cranbrook on a quiet Cul-de-sac, close to the Town, Primary School, Shop, Bus & Train Station and Country Park and benefiting from a generous south-west facing garden and off-road parking.

Upon entering the Entrance Hall with downstairs Cloakroom you find the modern and spacious kitchen/dining room immediately on your right. The kitchen is stylishly designed has plenty of counter top space and space for dining furniture. There is an integrated electric oven, electric hob and space for a fridge/freezer and dishwasher. At the end of the hallway is the cosy sitting room which benefits from an electric fan heater with artificial flames that creates a wonderful warming focal point. Overlooking the rear garden, this room enjoys wonderful views and direct access onto the patio.

Leading up the stairs to the spacious landing, you will find the three bedrooms. All three bedrooms are well presented and ample in size. Bedroom one is particularly generous and currently used as a office. Bedroom 2 overlooks the garden and is wonderfully bright and airy. Completing the accommodation is a well finished bathroom with WC, wash basin and electric shower over.

Set on a good size plot the rear Garden area is enclosed with side gate to the Off-Road Parking. South-west facing and beautifully landscaped, this garden is a fabulous place to enjoy the sun all day long with a pergola, patio and an area of lawn surrounded by mature shrubs.

This is a wonderful home in a great location set back from the main town centre. Definitely worth a look!

Tenure: Freehold
Council Tax Band C



what the owner loves most...

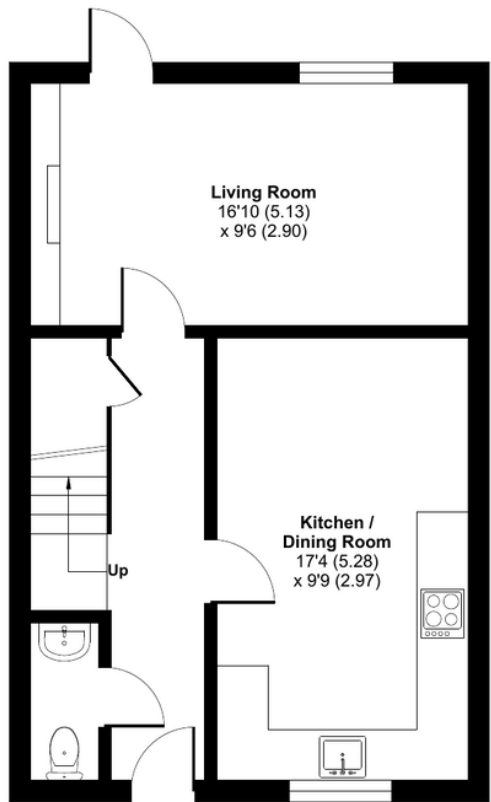
“The transport links from the town are fantastic, regular bus service, train station, easy access to the M5 & A30”



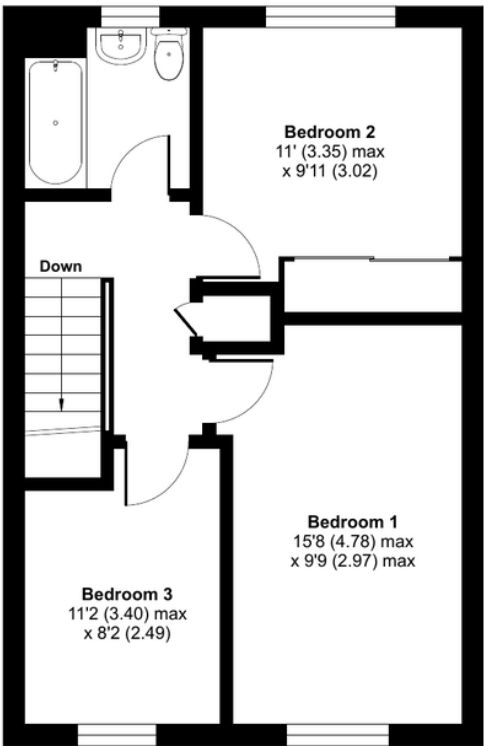
Higher Meadow, Cranbrook, Exeter, EX5

Approximate Area = 938 sq ft / 87.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1205564



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bear in mind...

Cranbrook is a highly sought-after area with much investment into the facilities happening as we speak, the new town centre makes it an exciting place to be!



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 (0.1miles)

Town centre (1 miles)

Supermarket: Sainsbury's (4 miles)

Relaxing

Beach: Exmouth (16 miles)

Park: Country Park (0.5miles)

Travel

Bus stop: Younghayes Road

Train station: Cranbrook (0.5 miles)

Main travel link: M5

Airport: Exeter (2.3 miles)

Schools

St Martins Primary School (0.2 miles)

Cranbrook Education Campus (1.1 miles)



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