



## Modern Mid-Terrace Town House

CHECK OUT this modern Mid-Terraced HOME in Cranbrook. Accommodation over 3 floors with 3 Bedrooms, Living Room/Dining Room, Kitchen, Bathroom, En-suite Shower Room and Downstairs Cloakroom. This property is beautifully presented with lot's of space and natural light, benefiting from an Enclosed Rear Garden and three Parking Spaces. Only a short distance from Morrisons and local amenities.

113 Yonder Acre Way | Exeter | EX5 7HG





PROPERTY TYPE  
Town House



SIZE  
1,181 sq ft



LOCATION  
Town



AGE  
Modern



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
2



WARMTH  
District Heating System



PARKING  
Off Road Parking



OUTSIDE SPACE  
Garden



EPC RATING  
87B



COUNCIL TAX BAND  
D



### in a nutshell...

- 3 Bedrooms
- Stylish Kitchen
- Sitting room/Dining Room
- Enclosed Rear Garden
- En-suite Shower, Bathroom and Cloakroom
- Off Road Parking
- Town Centre Location
- Close to Schools & Shops & Country Park
- Easy access to M5 & A30 & Rail Station







## the details...

A paved pathway leads through the front garden to the front door, sheltered beneath a storm porch, and is well stoked with mature shrubs. Inside, this property is beautifully presented with light and neutral décor and feels warm and welcoming with community central heating and double glazing. Arranged over three floors this home offers spacious and versatile accommodation, perfect for family living.

Once inside, there is an entrance hallway with space to hang your coats, useful under stair storage and convenient downstairs cloakroom with attractive Amtico flooring throughout. The ground floor is comprised of a modern kitchen with integrated electric oven, ceramic hob, fridge/freezer, washing machine, and dishwasher and a sitting room with plenty of space for a dining room table and french doors leading to the rear garden.

Carpeted stairs rise to the first floor landing. A window to the front of the property ensures this floor is flooded with natural light. On this floor there is two Bedrooms. Bedroom two is a generous double, with views over the back garden and space for a desk. Bedroom three is a bright and airy room benefiting from a southwest facing window. Completing the first floor is the modern family bathroom with a tiled bath with integrated shower over, wash basin, WC and heated towel rail. The floor is fully tiled in a neutral tone and there is a built in shelf, perfect for displaying houseplants or ornaments.

Carpeted stairs lead to the Master Bedroom on the second floor. A useful storage cupboard can be found just outside of the door. The Master Bedroom is a spacious room with space for at least a double bed and is bright and airy due to the southwest facing velux window. The En-suite has a shower, wash basin and WC.

Outside the rear garden is fully enclosed with a small patio and area of lawn, making it safe place for children and pets. There is a useful water tap and a gate at the end of the garden that leads directly to the parking. The parking consists of a double length parking space, an area of lawn and a third allocated parking space, providing three parking spaces in total.

Tenure - Freehold  
Council Tax Band D



## what the owner loves most...

It's proximity to the new town centre.

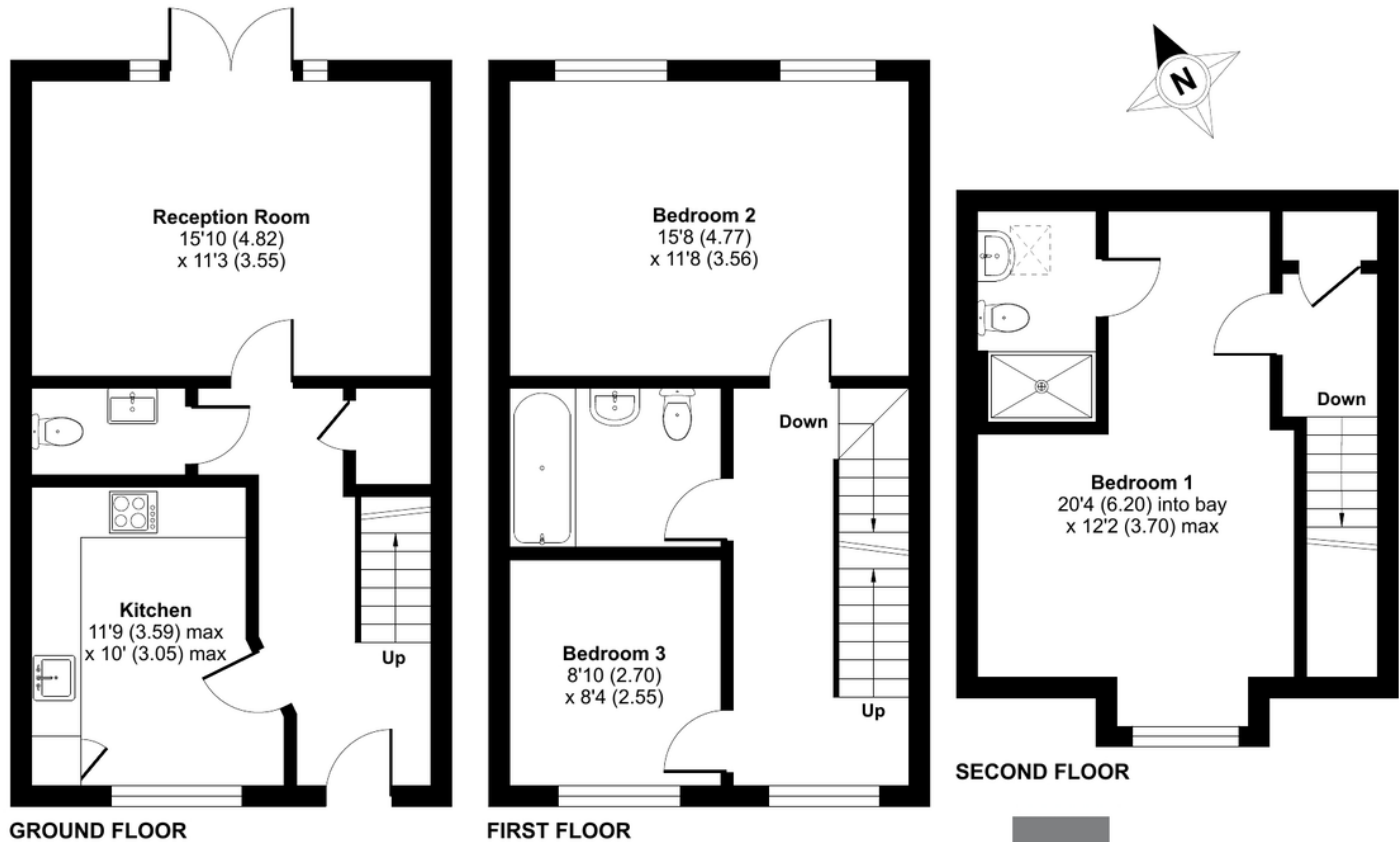


the floorplan...

## Yonder Acre Way, Exeter, EX5

Approximate Area = 1181 sq ft / 109.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Ashtons Complete (Complete Property). REF: 1228852



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bear in mind...

This property benefits from THREE allocated parking spaces.



## 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 and a new town centre, shops and Morrisons supermarket.

### Shopping

Late night pint of milk: Morrisons (0.7 miles)

Town centre (0.7 miles)

Supermarket: Morrisons (0.7 miles)

### Relaxing

Beach: Exmouth (13.6 miles)

Park: Country Park

### Travel

Bus stop: Jack in the Green Inn Stop (0.1 miles)

Train station: Cranbrook (1.8 miles)

Main travel link: M5

Airport: Exeter (2.8 miles)

### Schools

St Martins Primary School (1.8 miles)

Cranbrook Education Campus (0.6 miles)

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







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