



Semi-Detached Town House

CHECK OUT this modern Semi-Detached Three Story HOME in Cranbrook. Accommodation over 3 floors with 3 Bedrooms, Living Room/Dining Room, Kitchen, Bathroom, En-suite Shower Room and Downstairs Cloakroom, benefiting from an Enclosed Rear Garden and Off-Road Parking. This property is close to the new town centre and local schools with excellent road and rail links to the city of Exeter.

4 Long Culvering | Exeter | EX5 7ES





PROPERTY TYPE

End Terraced House



SIZE

928 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

82B



COUNCIL TAX BAND

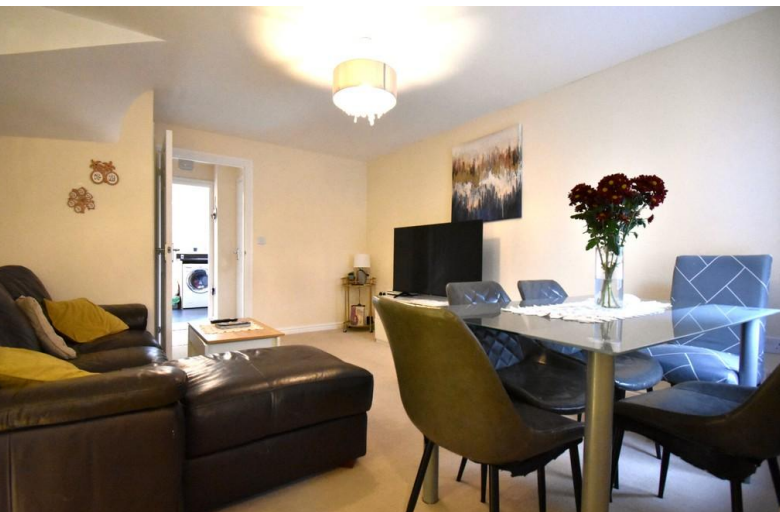
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in a nutshell...

- 3 Double Bedrooms
- Sitting Room
- Kitchen/Breakfast Room
- Bathroom, En-suite Shower Room & Cloakroom
- Enclosed Rear Garden
- Off Road Parking
- NO ONWARD CHAIN
- Local Schools & Rail Station
- Easy access to M5, Exeter & A30





the details...

Check out this spacious and MODERN, semi-detached townhouse, with three bedrooms, an enclosed rear garden and parking in the new town of Cranbrook with excellent road and rail links to the city of Exeter.

A paved pathway leads to the front door. Inside, this property is light with 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. The ground floor is comprised of a spacious sitting room with a useful under stair storage cupboard and space for a dining room table and a modern kitchen with integrated electric oven, ceramic hob and space for a fridge/freezer, washing machine, and dishwasher with french doors leading to the rear garden.

Carpeted stairs rise to the first floor landing. On this floor there is two bedrooms both of which will accommodate a double bed. Completing the first floor is the modern family bathroom with a tiled bath with integrated shower over, wash basin and WC.

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 benefits from a built in storage and a generous en-suite with a shower, wash basin and WC.

Outside the rear garden is fully enclosed and low maintenance with areas of decorative gravel and a patio. A side gate leads directly to the parking at the front of the property consisting of two off-road parking spaces.

This property would be a fantastic first family home or investment and worth a look!

Tenure - Freehold
Council Tax Band C



what the owner loves most...

This property has been a wonderful rental investment.



the floorplan...



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bear in mind...

This property is over three stories with the master bedroom having its own floor.



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: Morrison (0.2 miles)

Town centre (0.2 miles)

Supermarket: Morrisons (0.2 miles)

Relaxing:

Beach: Exmouth (13 miles)

Park: Country Park

Travel:

Bus stop: Sweet Coppin (140 yards)

Train station: Cranbrook (0.9 miles)

Main travel link: M5

Airport: Exeter (2.9 miles)

Schools:

St Martins Primary School (0.8 miles)

Cranbrook Education Campus (0.5 miles)

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7ES**



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

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