



Modern Semi-Detached Home

A well-presented, modern, semi-detached property with two double bedrooms, master en-suite, parking and an enclosed rear garden, conveniently located close to the shops, parks and amenities in the new town of Cranbrook, with excellent road and rail links to the city of Exeter.

28 Henrys Run | Exeter | EX5 7AW





PROPERTY TYPE

Semi Detached Home



SIZE

667 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

78C



COUNCIL TAX BAND

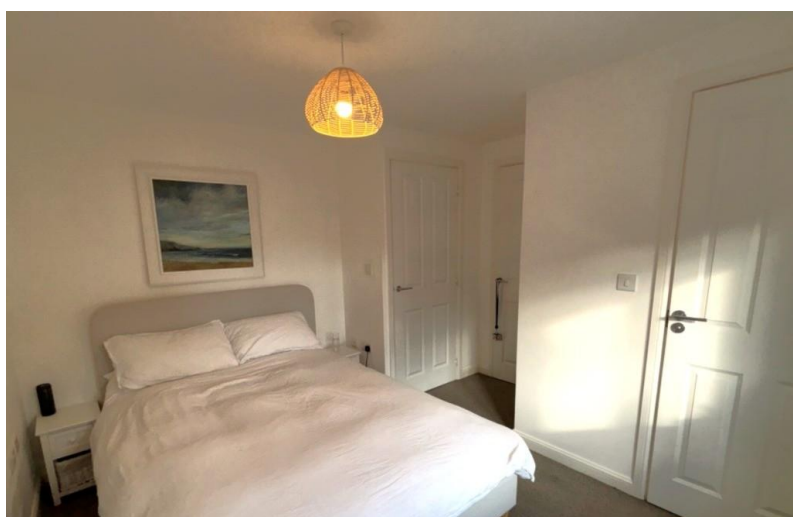
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in a nutshell...

- Modern Kitchen/Dining Room
- Downstairs WC
- Two Double Bedrooms
- Master En-suite Shower Room
- Enclosed Rear Garden
- Off Road Parking
- Close to local shops, schools and amenities
- Excellent public transport links
- Easy access to M5, Exeter & A30





the details...

CHECK OUT this modern Semi-Detached HOME, in the earlier phase of Cranbrook. Located just a short walk from the Co-Op, Coffee Shop, Take Away's, Bus Stop, Rail Station & Country Park. There are 2 Double Bedrooms, an En-Suite Shower Room, Bathroom, Cloakroom, Living Room & Kitchen Dining Room.

Inside, it is well-presented with light and neutral decor throughout giving a contemporary feel and it is warm and welcoming with community central heating and double-glazing. The ground floor accommodation comprises of an Entrance Hallway with a convenient Cloakroom containing a WC and basin, a good-sized Living Room with plenty of light from a window to the front, and a modern Kitchen/Dining room which is bright and airy from a window and French doors to the rear Garden.

The Kitchen has plenty of worktop space and a range of fitted units in gloss-cream providing ample cupboard space, with integrated appliances including a fan oven with a ceramic hob and stainless-steel filter hood above, a fridge/freezer and a washing machine. There is floor space for a dining table and seating, ideal for mealtimes and a turning staircase rises to the first floor.

Upstairs, the main Bedroom has a built-in cupboard above the stairs and an En-Suite Shower Room with a shower, a pedestal basin and a hidden-cistern WC, and the second Bedroom is an L-shaped double.

The family bathroom has a white suite comprising of a centre-fill bath with a shower attachment, a hidden-cistern WC, a pedestal basin and a heated towel rail with contrasting black feature tiling.

The landing has a useful cupboard and hatch in the ceiling providing loft access.

Outside the rear garden is a good size and is fully enclosed making it safe for children and pets. There is a paved patio and an area of lawn, great for entertaining be it a barbecue or alfresco dining, a timber shed and a gate at the side providing alternative access. At the front of the property there is one parking space with more available on-road nearby if required.

Tenure: Freehold
Council Tax Band C

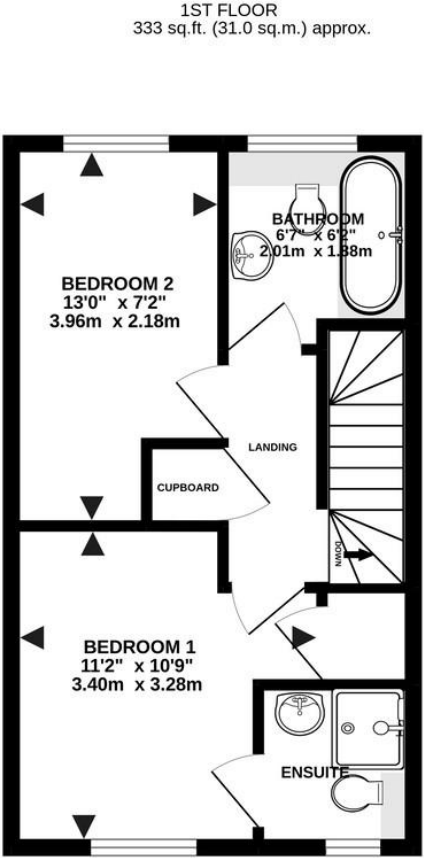
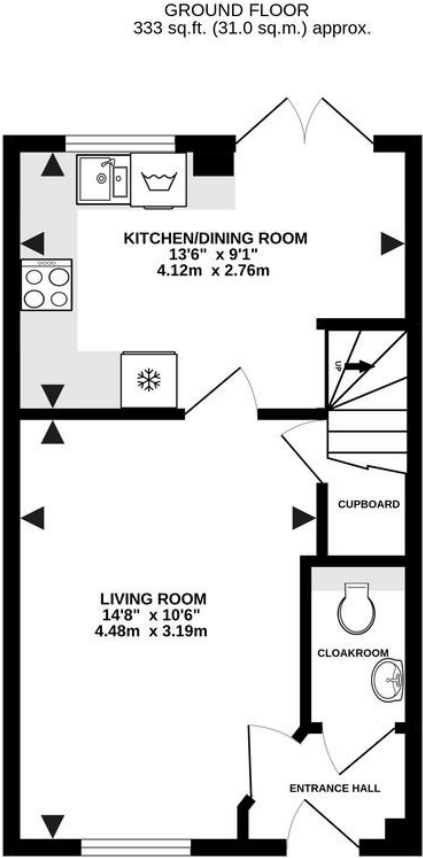


what the owner loves most...

The easy access to Exeter city centre.



the floorplan...



TOTAL FLOOR AREA: 667 sq.ft. (61.9 sq.m.) approx.

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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: Co-op (0.5 miles)

Town centre (0.8 miles)

Supermarket: Morrisons (0.8 miles)

Relaxing

Beach: Exmouth (13 miles)

Park: Country Park

Travel

Bus stop: Younghayes Road (0.8 miles)

Train station: Cranbrook (0.8 miles)

Main travel link: M5

Airport: Exeter (2.5 miles)



Bear in mind...

This property would make a fantastic investment or first home.



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picture? Get in touch with
your local branch...

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