



Modern End Terrace HOME

CHECK OUT this modern End Terrace Home with Two Double Bedrooms, Fully Integrated Kitchen, Living Room/Dining Room, Enclosed Rear Garden, Off-Road Parking and GARAGE. This property is an Ideal first-time home or rental investment.

31 Crabtree Close | Exeter | EX5 7GA





PROPERTY TYPE

End Terraced House



SIZE

603 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

84B



COUNCIL TAX BAND

B



in a nutshell...

- Two Double Bedrooms
- Fully Integrated Kitchen
- Sitting room/Dining Room
- Bathroom & Cloakroom
- Enclosed Rear Garden
- Garage and Off-Road Parking
- Ideal First Home or Investment
- Excellent travel links to Exeter
- Easy access to Rail Station, M5 & Airport





the details...

CHECK OUT this fabulous modern End Terrace home with two Double Bedrooms, an Enclosed Rear Garden, Off Road Parking and a GARAGE situated in the new town of Cranbrook, with excellent road and rail links to the city of Exeter. Inside, it is well presented with light and stylish décor and feels warm and welcoming with community central heating and double glazing throughout.

The front door is sheltered beneath a Storm Porch and leads directly into the Entrance Hall with stairs that leads to the First Floor and a convenient Cloakroom with a WC and wash basin. On your right is the fully integrated Kitchen, which is chic and modern with white units, tiled walls, an electric Oven, electric Hob, Extractor, Dishwasher, Fridge/Freezer and Washing machine. Completing the Ground Floor is the spacious Sitting/Dining Room with wood affect laminate flooring throughout, a useful built in storage cupboard and french doors that lead to the rear garden.

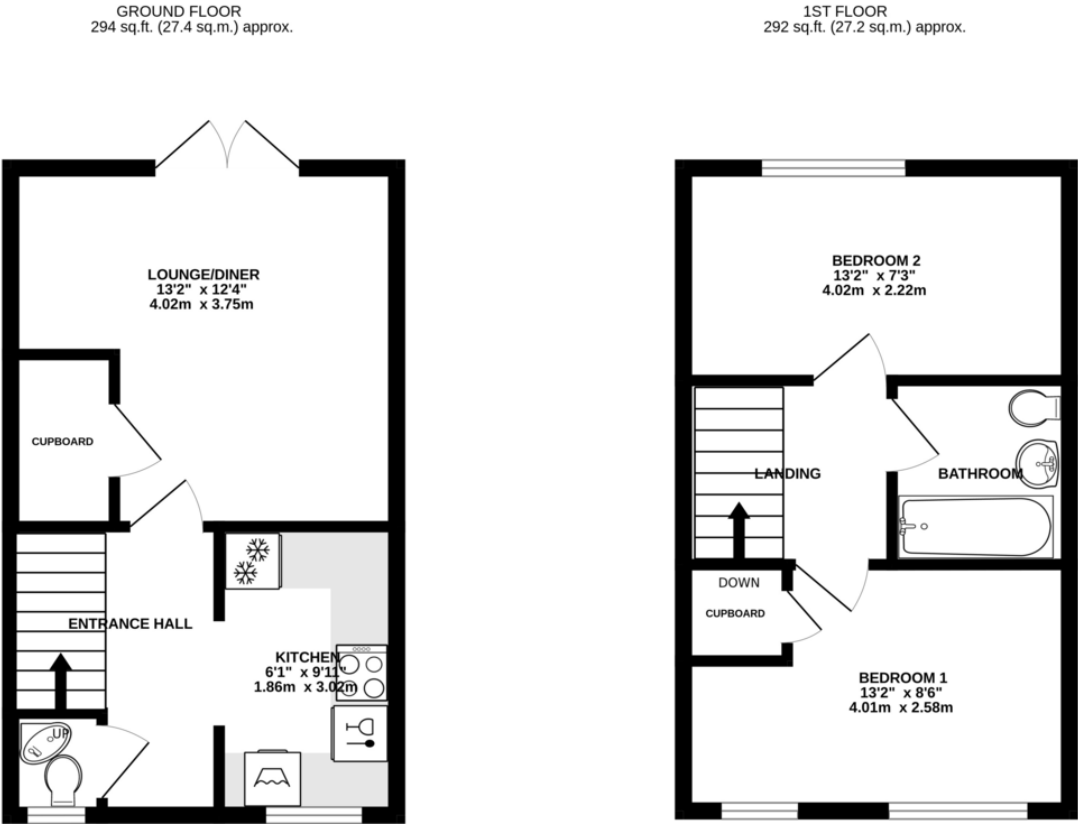
Upstairs, there is two light and airy Double Bedrooms and a modern Bathroom containing a tiled bath with shower over, WC, Wash Basin and vinyl flooring.

Outside, there is a Rear Garden that is comprised of a low maintenance patio and decorative gravel that is accessed via the Sitting Room. It is a manageable size and fully enclosed making it safe for both children and pets. A rear gate at the end of the garden leads to the single Garage that is located beneath a neighbouring Coach House. This property also benefits from further Off-Road Parking Space for one car to the front.

Tenure - Freehold
Council Tax Band B



the floorplan...



2 BEDROOM SEMI DETACHED
TOTAL FLOOR AREA : 603sq.ft. (56.0 sq.m.) approx.

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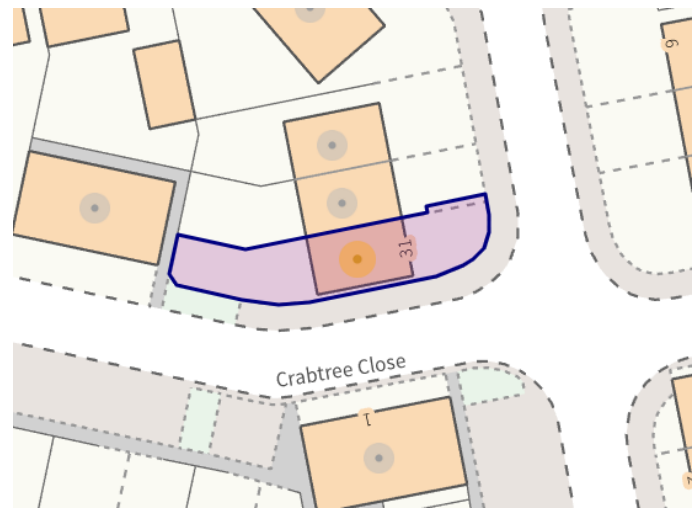
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Bear in mind...

It's rare for a two-bed property in Cranbrook to have a garage





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