



## Modern End Terrace HOME

CHECK OUT this beautiful End Terrace HOME set in a quieter part of Cranbrook with local walks & Country Park. Built by Taylor Wimpey this property is modern with a contemporary interior. There is a Kitchen, Living Room/Dining Room, Bathroom, Cloakroom, Two Double Bedrooms, Off-Road Parking and a rear garden.

8 Linhay Road | Exeter | EX5 7HU





PROPERTY TYPE

End Terraced House



SIZE

504 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

82B



COUNCIL TAX BAND

C



### in a nutshell...

- Two Double Bedrooms
- Open Plan Living
- Modern Kitchen
- Bathroom & Cloakroom
- Off Road Parking
- Enclosed Rear Garden
- Ideal First Time Buy/Investment
- Excellent travel links to Exeter
- Easy access to M5 & A30 & Rail Station







### the details...

Check out this beautifully presented, modern End Terrace home with two double Bedrooms, an enclosed Rear Garden and parking, situated 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 which is sheltered beneath a storm porch. Inside, it is beautifully presented with light and stylish décor and is warm and welcoming with community central heating and double glazing throughout.

Upon entering the property there is an Entrance Hallway with plenty of space to hang coats and stairs that rise to the first floor. A door to your right leads into the open plan living space with a kitchen that has plenty of cupboard and worktop space, an oven, electric hob, extractor fan, fridge/freezer and breakfast bar, a convenient cloakroom with a WC and wash basin and french doors leading to the rear garden.

Upstairs, there are two light and airy bedrooms both of which will accommodate at least a double bed and completing the accommodation is the modern bathroom with bath with shower over, wash basin and WC

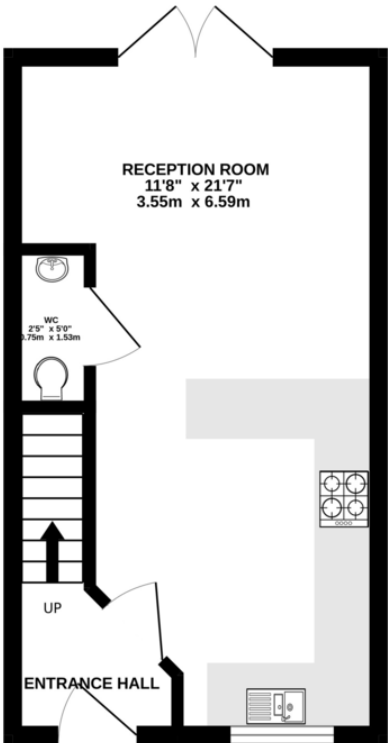
Outside there is off-road parking for one car and a side gate that leads to the rear garden which is mostly laid to lawn and fully enclosed making it safe for both children and pets.

Tenure - Freehold  
Council Tax Band C

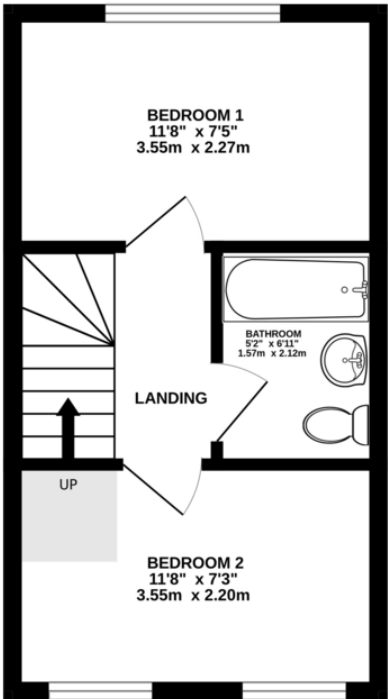


the floorplan...

GROUND FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



1ST FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA: 504 sq.ft. (46.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

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