



## Detached FAMILY HOME

CHECK OUT this DETACHED Three Bedroom Home, with a Sitting Room/Dining Room, Kitchen, Bathroom, En-suite Shower & Cloakroom, Off Road Parking, Garage and spacious landscaped rear garden. Situated on a quiet road with beautiful views over the Country Park.

15 Porter Grove | Exeter | EX5 7EX







PROPERTY TYPE

Detached House



SIZE

997 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

82B



COUNCIL TAX BAND

D



### in a nutshell...

- 3 Bedrooms
- Spacious Living Room/Dining Room
- Modern Kitchen
- Enclosed Rear Garden
- En-suite Shower + Bathroom + Cloakroom
- Garage & Off Road Parking
- Lot's of Natural Light Throughout
- Close to Schools, Shops, Town Centre
- Easy access to M5, Exeter & A30







## the details...

Check out this beautiful FAMILY HOME, built by Bovis and located only a short walk to the new Town Centre, local Bus Routes, local Primary & Secondary School and the Country Park. Cranbrook benefits from a Rail Station with a direct link to London Waterloo and Exeter Central and is just a short drive from the A30 & M5.

This family home is modern, spacious and well presented throughout. Inside, it feels warm and welcoming with community central heating and double glazing. The front door is sheltered beneath a storm porch and leads directly into the entrance hall, with a useful cupboard to store shoes and coats and a cloakroom with a WC and wash basin.

The Sitting Room /Dining Room can be found on your left. This room is flooded with natural light from the gorgeous bay windows to the front of the property and French doors leading to rear garden. The Kitchen is accessed via the dining area and the entrance hallway. This room is chic and contemporary with white units and tile flooring throughout with windows overlooking the rear garden. This room has fully integrated appliances with an electric oven, ceramic hob, dishwasher, fridge/freezer and washing machine.

Stairs lead from the entrance hall to the landing on the first floor. On this floor there are three bedrooms. Bedroom's two and three are bright and sunny rooms and feel cosy with carpet throughout. The Master Bedroom benefits from generous built in storage and a luxurious En-suite Shower Room with tiled flooring, double shower, WC and wash basin. Completing the accommodation is the modern family bathroom with tiled bath with shower over, wash basin and WC.

Outside there is a single garage with off-road parking in front. The decent sized rear garden is mostly laid to lawn and fully enclosed making a safe place for children and pets and the perfect place for alfresco dining or bbq's. There is also a side gate that creates alternative access.

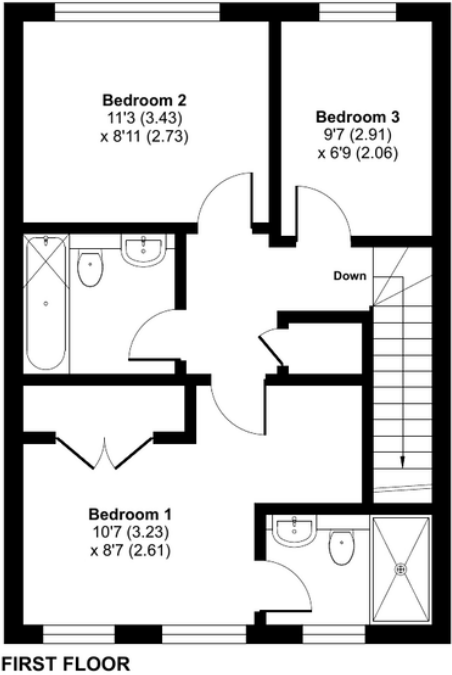
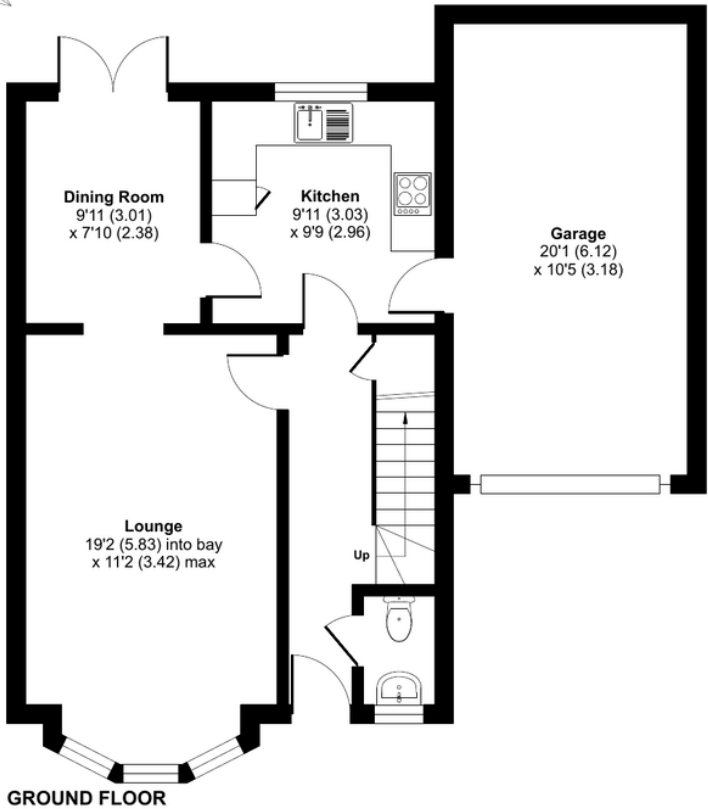
Tenure - Freehold  
Council Tax Band D



the floorplan...

Porter Grove, Cranbrook, Exeter, EX5

Approximate Area = 997 sq ft / 92.6 sq m  
Outbuilding = 209 sq ft / 19.4 sq m  
Total = 1206 sq ft / 112 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). © ncthecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1290246



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