



## Semi-Detached FAMILY home

A SEMI-DETACHED family home with a modern kitchen, bright and Airy Living Room/Dining Room, Sunroom, Three Bedrooms, Bathroom, Cloakroom, En-suite, Enclosed Rear Garden, Off Road Parking and Garage in Cranbrook. This property is close to local schools with excellent road and rail links to the city of Exeter.

16 Copseclose Lane | Exeter | EX5 7AP





PROPERTY TYPE  
Semi detached



SIZE  
1006 sq ft



LOCATION  
Devon



AGE  
Modern



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
District Heating System



PARKING  
Garage, Off Road Parking



OUTSIDE SPACE  
Garden



EPC RATING  
78C



COUNCIL TAX BAND  
D



### in a nutshell...

- Three Bedrooms
- Modern Kitchen
- Sitting Room
- Sunroom
- Bathroom, Cloakroom and En-suite
- South Facing Rear Garden
- Garage and Off-Road Parking
- Excellent travel links to Exeter
- Easy access to M5 and A30







## the details...

Check out this SEMI-DETACHED family home with a modern kitchen, bright and Airy Living Room/Dining Room, Sunroom, Three Bedrooms, Bathroom, Cloakroom, En-suite, Enclosed Rear Garden, Off Road Parking and Garage in Cranbrook. This property is close to local schools with excellent road and rail links to the city of Exeter.

Inside, it is nicely presented with light and neutral décor throughout and feels warm with community central heating and double glazing.

The front of the property is attractive with a picket fence bordering the front garden, making it safe for children and pets. A paved pathway leads to the front door which is sheltered beneath a storm porch and leads into the Entrance Hallway with wood affect laminate flooring throughout, a useful storage cupboard and practical cloakroom with a WC and a wash basin.

The Kitchen leads off from the entrance hallway. This room is modern in design with plenty of worktop space and neutral matching storage. There is wood affect laminate flooring throughout, an electric oven with a ceramic hob, extractor fan and a dishwasher. There is also space for a washing machine and fridge/freezer. A large window to the front of the property and a serving hatch to the Sitting Room means that this room is flooded with natural light. The Sitting Room completes the Ground Floor. This room is fresh and bright, with light laminate flooring. There is plenty of space for sitting room furniture as well as a dining table and a large under stair cupboard which is currently being used as a clever office space. Double doors lead into the Sunroom with french doors to the rear garden. This bright and airy space benefits from UV protection film on the windows to keep it cool in the summer.



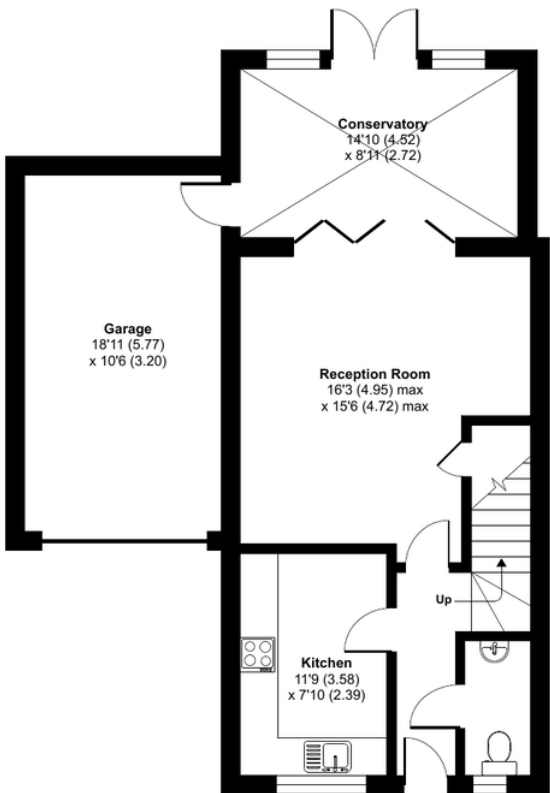
# Copsecclose Lane, Cranbrook, Exeter, EX5

Approximate Area = 1006 sq ft / 93.5 sq m

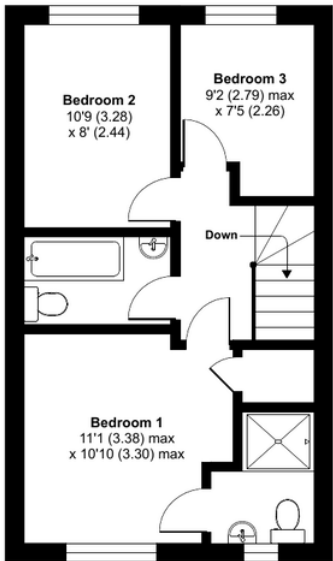
Garage = 200 sq ft / 18.5 sq m

Total = 1206 sq ft / 112 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclchem 2025. Produced for Ashtons Complete (Complete Property). REF: 1296998



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Upstairs there is three well sized Bedrooms. The Master Bedroom is to the front of the property and has the luxury of a fitted wardrobe, further built in storage above the bed and an En-suite Shower Room with practical vinyl flooring, a double shower, vanity unit, WC and heated towel rail. Bedroom 2 and 3 both overlook the rear garden and benefit from built in storage. Completing the accommodation is the Bathroom with a tiled bath with shower over, WC, wash basin with storage and a heated towel rail.

Outside, the rear garden has a patio and an area of artificial grass. There is a useful storage shed, an awning to keep you cool in the summer and plenty of space for garden furniture. A side gate leads to the off-road parking and garage with an electric up and over door. The garage has loft storage, light, electric and can also be access via an internal door in the sunroom. There is a useful water tap to the front of the property.

Tenure - Freehold  
Council Tax Band D











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