



Semi-Detached FAMILY home

Check out this SEMI-DETACHED family home with a modern Open Plan Living space, 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.

4 Tremlett Meadow | Exeter | EX5 7FG





PROPERTY TYPE

Semi-Detached House



SIZE

1,048 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

83B



COUNCIL TAX BAND

C



in a nutshell...

- Three Bedrooms
- Open-Plan Kitchen/Living/Dining Room
- Bathroom, Cloakroom and En-suite
- Enclosed Rear Garden
- Single Garage and Off-Road Parking
- Excellent travel links to Exeter
- Easy access to M5 and A30
- NO ONWARD CHAIN
- Close to Town, Shops, Rail Station & A30





the details...

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A paved path leads through the front garden to the front door which is sheltered beneath a storm porch. Inside, it is nicely presented with light and neutral décor throughout and feels warm with community central heating and double glazing.

Upon entering the property, you arrive into the Entrance Hallway with tile-effect vinyl flooring, a convenient ground floor cloakroom with a hidden-cistern WC and basin and stairs that rise to the first floor.

A door ahead of you leads into the open plan living space. This lounge area is carpeted, spacious and flooded with natural light with plenty of space for a sofa and a dining room table and a useful storage cupboard. French doors lead directly out to the rear garden. The modern kitchen is loosely separated from the living area and is well stocked with an electric hob, electric oven, dishwasher, washing machine and fridge/freezer.

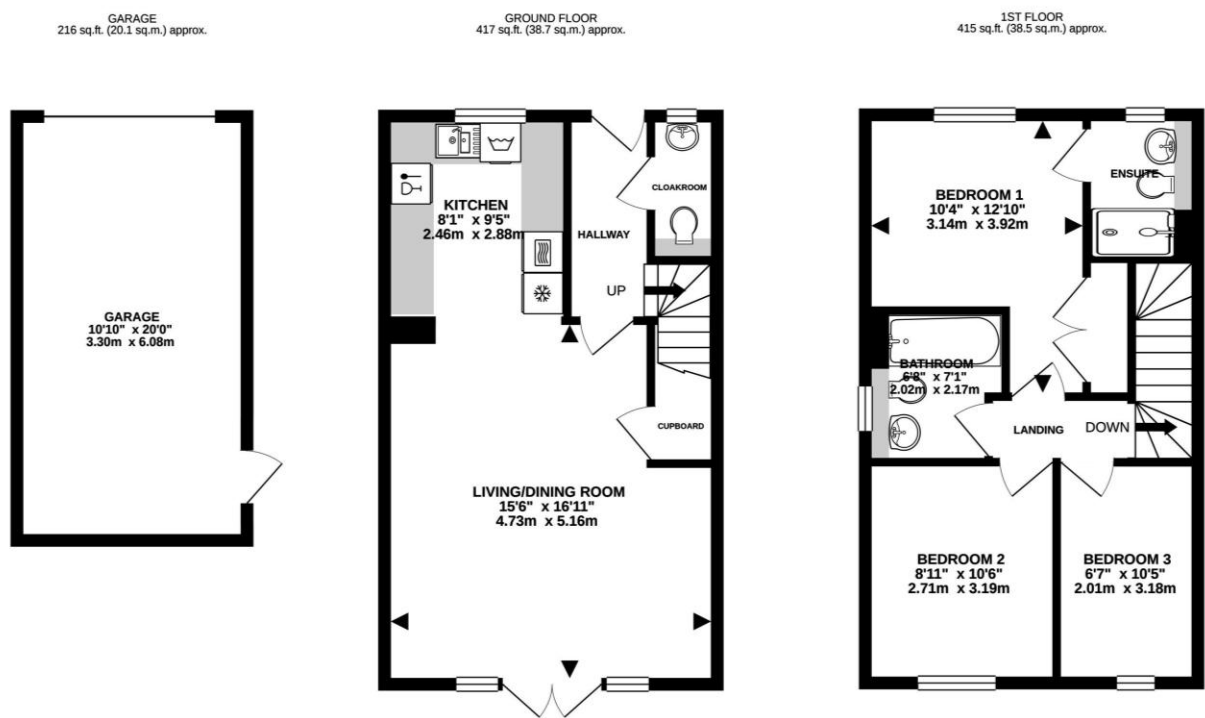
Upstairs, the master bedroom is a good-sized double with a large wardrobe and an en suite shower room, which has a tiled floor and part-tiled walls containing a shower, a basin, a hidden-cistern WC and a heated towel rail. There are two further light and airy bedrooms, a double and a single and the family bathroom which has a porcelain-tiled floor and part-tiled walls, containing a bath with shower over, a hidden-cistern WC, a basin and a chrome heated towel rail.

Outside, the rear garden is larger than average and fully enclosed making it safe for both children and pets. There is a tiled patio and a level lawn, making a great outside space for entertaining, be it alfresco dining or a barbecue. A door leads into the side of the attached single garage which has lights and power and an up and over door to the tarmac driveway where there is additional parking for one car and an outside tap for convenience.

Tenure - Freehold
Council Tax Band C



the floorplan...



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 sq.m.) approx.

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