



## Modern Semi-Detached Home

CHECK OUT this modern semi-detached HOME in Cranbrook with 3 bedrooms, living Room, separate kitchen/dining room, bathroom and en-suite shower room. This property is beautifully presented with lot's of space and natural light, benefiting from a rear garden and two parking spaces and only a short distance from the town centre and shops.

11 Sweet Chestnut | Exeter | EX5 7FQ





PROPERTY TYPE

Semi-Detached House



SIZE

752 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

82B



COUNCIL TAX BAND

C



### in a nutshell...

- 3 Bedrooms
- Living Room
- Kitchen/Dining Room
- Enclosed Rear Garden
- En-suite Shower + Bathroom
- Off Road Parking
- Close to the New Town Centre
- Local Schools & Rail Station
- Easy access to M5, Exeter & A30







## the details...

A paved pathway leads to the front door which is bordered by an area of decorative gravel-an ideal spot for showcasing potted plants. Inside, the home is beautifully presented with fresh, light, and neutral décor, creating a modern and inviting atmosphere.

The entrance hallway features a convenient ground-floor cloakroom, complete with a WC and corner basin, while a carpeted staircase gracefully ascends to the first floor. To the left, a door opens into a well-proportioned living room, bathed in natural light from a front-facing window. A useful under-stairs cupboard provides additional storage, while another door leads into the spacious kitchen/dining room.

This area features practical vinyl flooring and enjoys an abundance of light from both a window and French doors that open directly onto the garden. The kitchen boasts ample worktop space and a sleek range of fitted units, complemented by matching wall cabinets for generous storage. Integrated appliances include an electric oven, ceramic hob, and fridge/freezer, with dedicated space for a washing machine. With plenty of room for a dining table and seamless access to the garden, this space is ideal for both everyday living and entertaining

Upstairs, there are three bedrooms, two of which are well-proportioned doubles. The master bedroom is a generous double, featuring a storage cupboard, carpet, and a stylish en-suite shower room with vinyl flooring, a tiled shower, wash basin, WC, and radiator. The two additional bedrooms are light and airy, both carpeted and overlooking the rear garden.

Completing the accommodation is the family bathroom, offering the same practical vinyl flooring and comprising a bath with an electric shower, wash basin, and WC. A useful airing cupboard is located on the landing, along with a ceiling hatch providing access to the loft space.

Outside, the rear garden is beautifully landscaped with a patio, artificial grass, and an area of decorative gravel. Fully enclosed, it provides a safe and private space for both children and pets. A gate at the end of the garden leads to two convenient parking spaces.

Tenure - Freehold  
Council Tax Band C

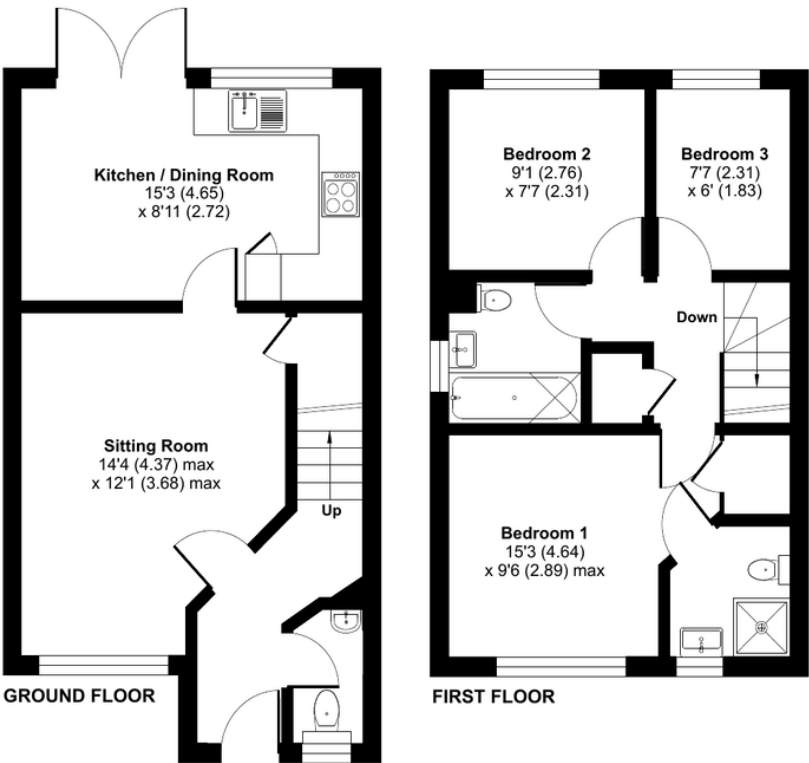




# Sweet Chestnut, Cranbrook, Exeter, EX5

Approximate Area = 752 sq ft / 69.8 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). © nrichcom 2025. Produced for Ashtons Complete (Complete Property). REF: 1305694



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