



## Modern Mid Terrace Town House

CHECK OUT this modern Town House arranged over three floors, located in the heart of Cranbrook, overlooking Hayes Square Town Park. This property boasts three bedrooms, a large ground floor open plan live/eat space with a modern kitchen, first floor lounge/bedroom 4, en-suite, bathroom & cloakroom as well as a garden, garage & parking.

31 Hayes Square | Exeter | EX5 7AT



thoroughly good property agents



PROPERTY TYPE  
Town House



SIZE  
1188 sq ft



LOCATION  
Town



AGE  
Modern



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
2



WARMTH  
District Heating System



PARKING  
Garage



OUTSIDE SPACE  
Garden



EPC RATING  
71C



COUNCIL TAX BAND  
D



### in a nutshell...

- 3 Storey Town House
- 3/4 Bedrooms
- Large Open Plan Living With Modern Kitchen
- 1st Floor Lounge / Bedroom 4
- En-suite Shower Room + Bathroom + Cloakroom
- Garden & Patio
- Garage and Off-Road Parking
- Close to Shops, Schools & Country Park
- NO ONWARD CHAIN





## the details...

A paved pathway leads to the front door, sheltered beneath a storm porch, and opens into the entrance hallway. From here, stairs rise to the first floor, and there's a convenient cloakroom fitted with a WC and wash basin.

At the heart of the home is the spacious open-plan living and dining area, where tiled flooring runs throughout for a sleek, cohesive feel. The modern kitchen features an integrated electric oven, ceramic hob, fridge/freezer, washing machine and dishwasher. There's a handy under-stairs cupboard for additional storage, plus ample space for a dining table or a comfortable sofa setup.

French doors open out to the rear garden, creating a seamless connection between indoors and out-perfect for entertaining or enjoying a morning coffee al fresco.

The first floor features a spacious sitting room with two large windows which could easily be adapted as a fourth bedroom if required, bedroom three with a pleasant view over Hayes Square Town Park and the family bathroom with tiled flooring throughout and fitted with a bath with shower over, WC, wash basin and heated towel rail.

The third floor is home to the final two bedrooms. Bedroom two enjoys the same delightful views over Hayes Square Town Park, while bedroom one benefits from the added luxury of an en-suite shower room. The en-suite is finished with tiled flooring and includes a shower, WC, wash basin, and heated towel rail.

Outside, the property boasts an enclosed rear garden with a patio, an area of lawn, and a paved pathway leading to a rear gate that offers alternative access. Additional benefits include off-road parking and a garage situated beneath a neighbouring coach house, held on a 999-year lease from 1 January 2013.

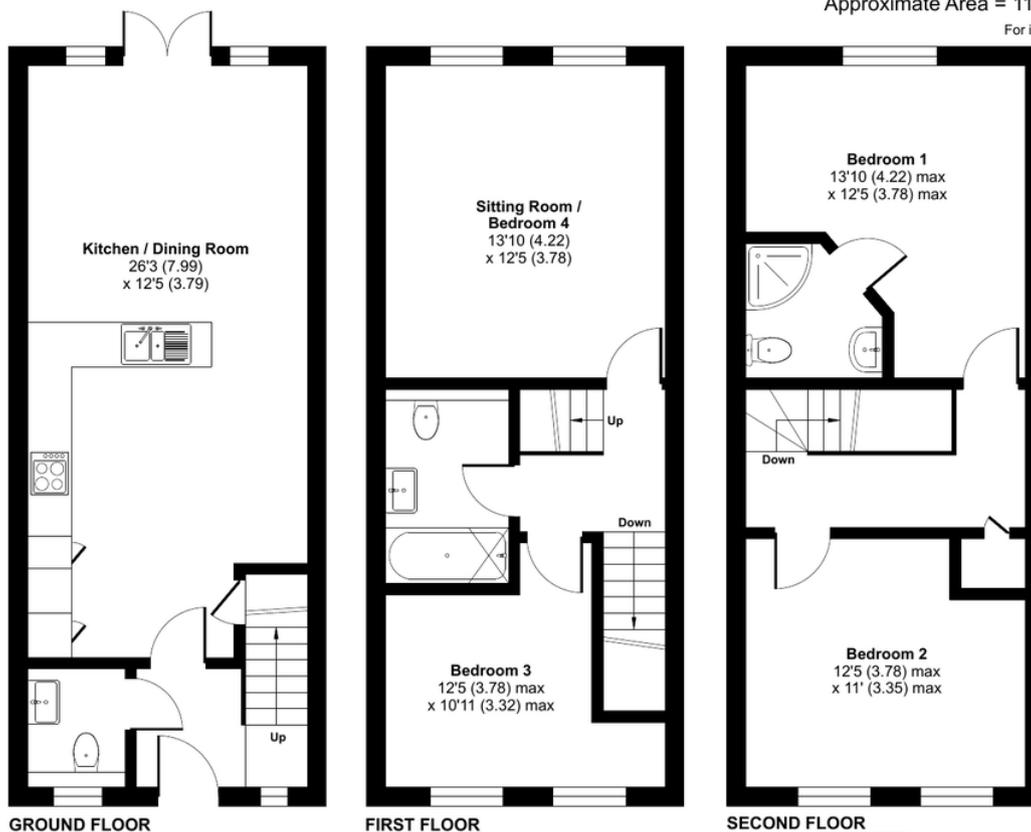
Tenure - Freehold  
Council Tax Band D



## Hayes Square, Cranbrook, Exeter, EX5

Approximate Area = 1188 sq ft / 110.3 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). © nitchecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1313235

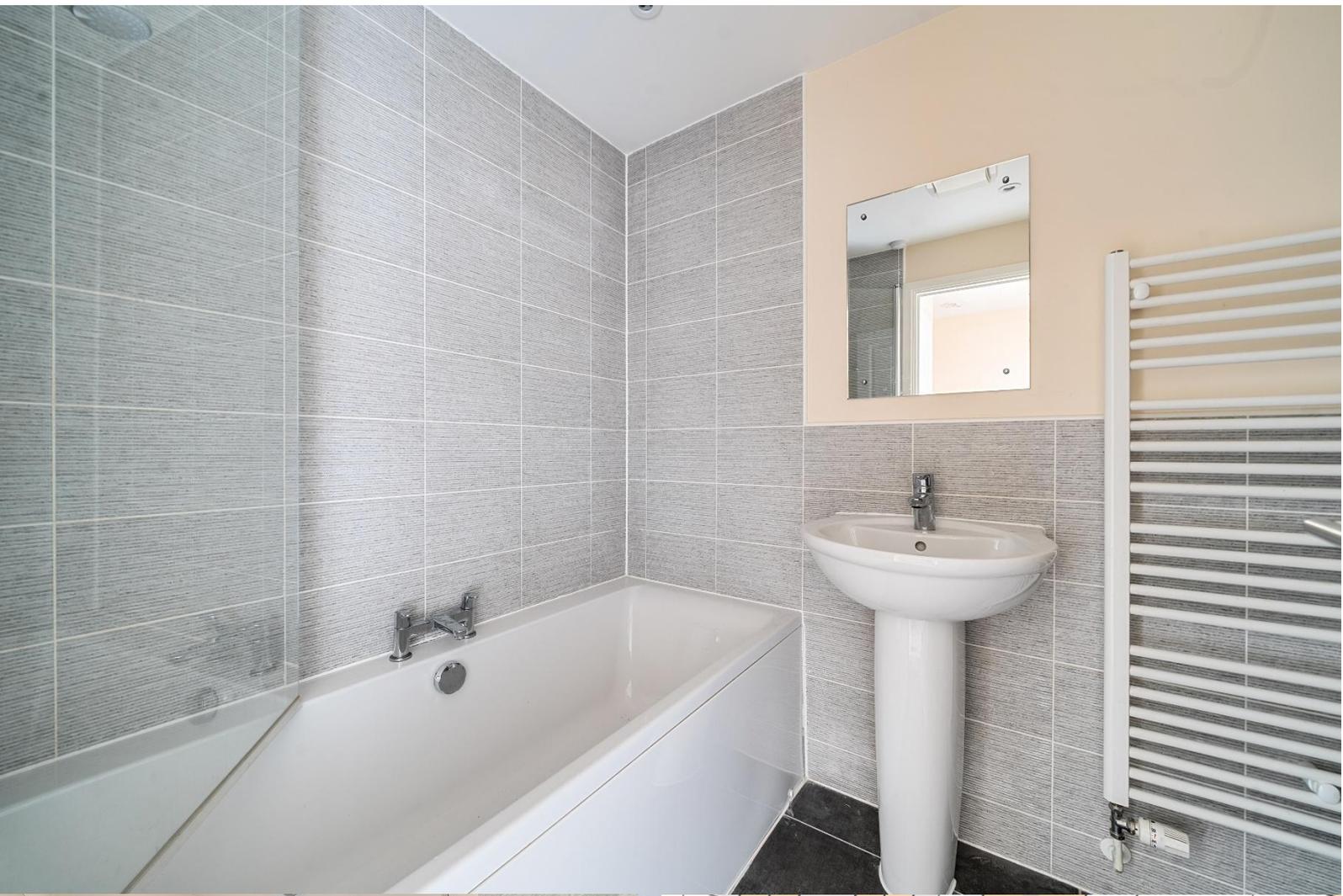


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