



Semi-Detached HOME

CHECK OUT this gorgeous Semi-Detached HOME in Cranbrook with 3 bedroom's, an open plan living space with a contemporary kitchen, family bathroom and cloakroom as well as off-road parking and a landscaped garden.

31 Chaffinch Rise | Exeter | EX5 7GW





PROPERTY TYPE

Semi-Detached House



SIZE

646 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

83B



COUNCIL TAX BAND

C



in a nutshell...

- Three Bedrooms
- Open Plan Living
- Contemporary Kitchen
- Bathroom & Cloakroom
- Off Road Parking
- Enclosed Rear Garden
- Ideal First Home
- Excellent travel links to Exeter
- Easy access to M5 & A30 & Rail Station





the details...

A paved pathways leads to the front door which opens directly into the entrance hallway with a convenient cloakroom fitted with a WC, wash basin and radiator. A further door welcomes you into the open plan living space, comprised of a contemporary kitchen and plenty of space for a dining table and sofa. The kitchen is beautifully presented and fitted with an electric oven, ceramic hob and fridge/freezer as well as space and plumbing for a washing machine. A window and french doors leading out to the rear garden flood this space with natural light.

Upstairs there is three bedrooms. The master bedroom is a well sized double and has the added benefit of a built in cupboard and a fitted wardrobe. Completing the accommodation is the modern family bathroom fitted with a tiled bath with shower over, WC, wash basin and heated towel rail.

Outside the rear garden beautifully landscaped and fully enclosed making it safe for both children and pets. There is two sections of patio with plenty of space for garden furniture, a section of lawn bordered by decorative gravel and a practical outside tap. A side gate leads around to the front of the property where the property benefits from two off road parking spaces.

Tenure - Freehold
Council Tax Band C

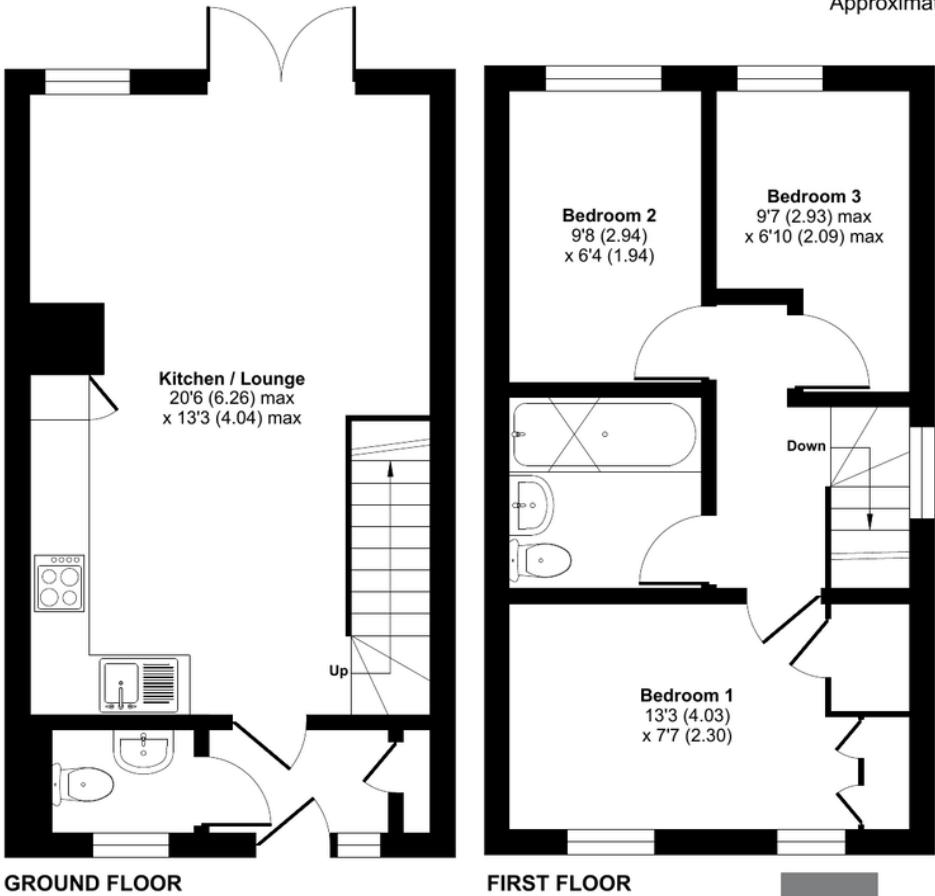




Chaffinch Rise, Cranbrook, Exeter, EX5

Approximate Area = 646 sq ft / 60 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). © ncheom 2025. Produced for Ashtons Complete (Complete Property). REF: 1313788



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