



Semi-Detached HOME

Check out this SEMI-DETACHED home with a modern Open Plan Living space, Two Bedrooms, Bathroom, Cloakroom, Enclosed Rear Garden and Off-Road Parking in Cranbrook. This property is close to the new town centre and local schools with excellent road and rail links to the city of Exeter.

54 Shareford Way | Exeter | EX5 7EZ





PROPERTY TYPE

Semi-Detached House



SIZE

664 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

82B



COUNCIL TAX BAND

C



in a nutshell...

- 2 Double Bedrooms
- Open-Plan Kitchen/Living/Dining Room
- Bathroom and Cloakroom
- Enclosed, Landscaped, Low Maintenance Garden
- Off-Road Parking
- Excellent travel links to Exeter
- Easy access to M5 and A30
- Close to Town, Shops, Rail Station & A30
- Good Local Schools





the details...

A paved pathway 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 wood-effect vinyl flooring, a convenient ground floor cloakroom with a WC & 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, washing machine and fridge/freezer.

Upstairs, you'll find two generously sized double bedrooms, each filled with natural light. The family bathroom is thoughtfully appointed with a tiled floor and tiled bath featuring a shower over, WC, basin, and a heated towel rail.

Outside, the recently landscaped rear garden is fully enclosed, making it safe for both children and pets. There is a large, tiled patio area with steps leading up to a level artificial lawn and decking with space for garden furniture. A side gate leads around the driveway with space for two cars.

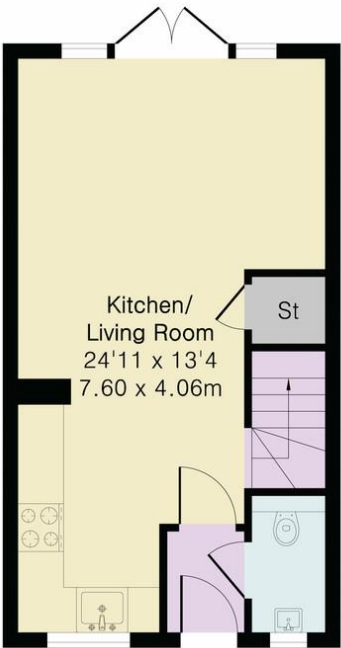
Tenure - Freehold
Council Tax Band C



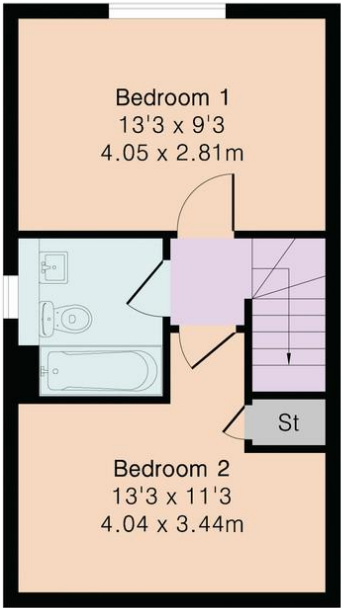
Approximate Gross Internal Area 664 sq ft - 62 sq m

Ground Floor Area 332 sq ft – 31 sq m

First Floor Area 332 sq ft – 31 sq m



Ground Floor



First Floor



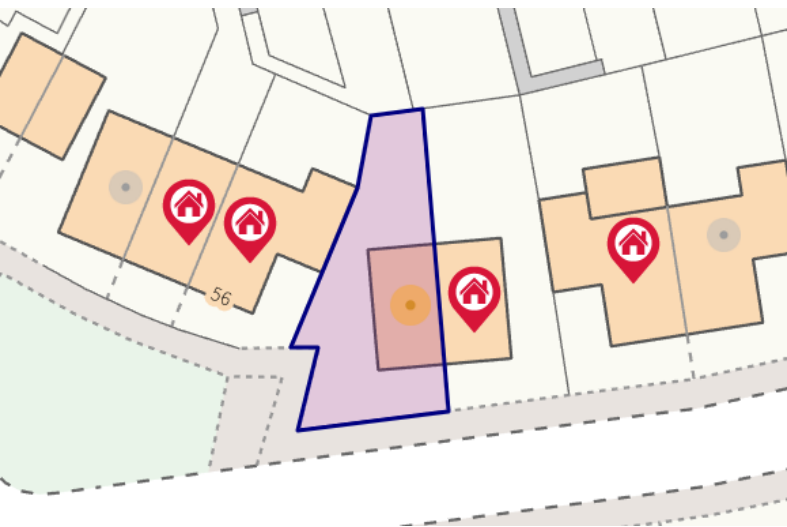
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