



Semi-Detached HOME

CHECK OUT this well-presented Semi-Detached HOME with two double Bedrooms, Kitchen/Dining Room, Living Room, Bathroom, Cloakroom, Rear Garden and Off-Road Parking for two cars, situated close to the new Town Centre and the Country Park.

13 Yarlington Mill | Exeter | EX5 7FJ





PROPERTY TYPE

Mid Terraced House



SIZE

623 sq ft



LOCATION

Cranbrook



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

70C



COUNCIL TAX BAND

C



in a nutshell...

- Two Double Bedrooms
- Living Room
- Kitchen/Dining Room
- Bathroom and Cloakroom
- Enclosed Rear Garden
- Off Road Parking
- Close to the New Town Centre
- Close to Country Park
- Easy access to M5, A30 & Exeter





the details...

Upon arrival, you're greeted by a welcoming entrance hallway with ample space for coats and shoes. Stairs rise to the first floor, and a convenient cloakroom is positioned nearby, complete with a WC and wash basin.

To the left, the spacious sitting room has been thoughtfully designed with wood affect vinyl flooring and includes a useful built-in storage cupboard.

Beyond lies the kitchen/dining room, where a sleek tiled floor complements a range of modern cupboards and worktops and a white tiled splash back. An electric oven and hob with extractor fan are fitted, alongside designated space for a fridge/freezer, washing machine and dishwasher. Additional storage has also been thoughtfully installed along the rear wall, while French doors open directly onto the garden, creating a seamless connection between indoor comfort and outdoor living.

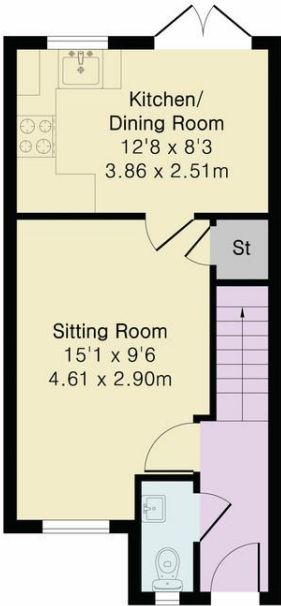


the floorplan...

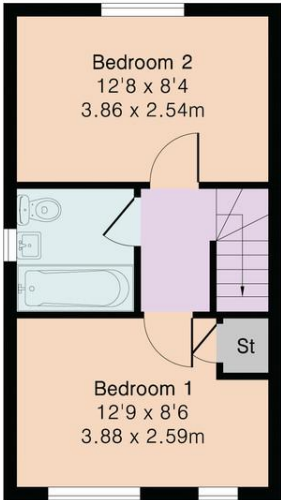
Approximate Gross Internal Area 623 sq ft - 58 sq m

Ground Floor Area 323 sq ft – 30 sq m

First Floor Area 300 sq ft – 28 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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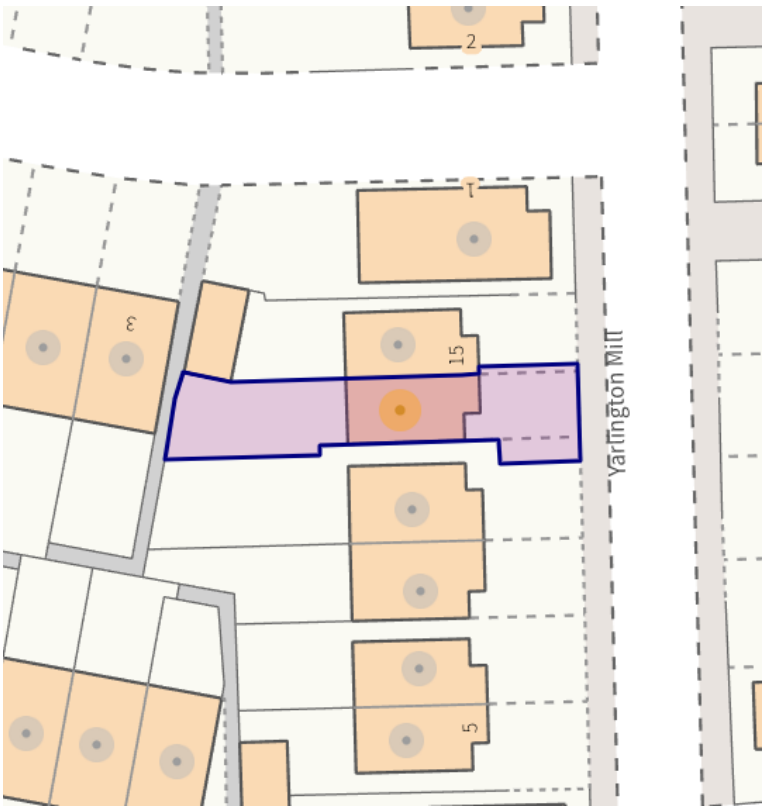
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Upstairs, you'll find two light and airy bedrooms, each comfortably accommodating at least a double bed. Completing the accommodation is a modern bathroom featuring practical vinyl flooring, a tiled bath with shower over, wash basin, and WC.

Outside, the enclosed rear garden offers a patio, level artificial lawn and a substantial garden shed. A side gate provides access to the front of the property, where two off-road parking spaces are available.

Tenure - Freehold
Council Tax Band C







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