



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.

2 Barley Road | Exeter | EX5 7HR





PROPERTY TYPE

Semi-Detached House



SIZE

747 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

83B



COUNCIL TAX BAND

C



in a nutshell...

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





the details...

A neatly maintained pathway leads to the front door, opening into a welcoming entrance hallway. Here, a ground-floor cloakroom offers convenience, complete with a WC and corner basin. A carpeted staircase rises to the first floor, while the interior showcases fresh, neutral décor throughout, creating a bright, modern, and inviting atmosphere.

To the right, 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.

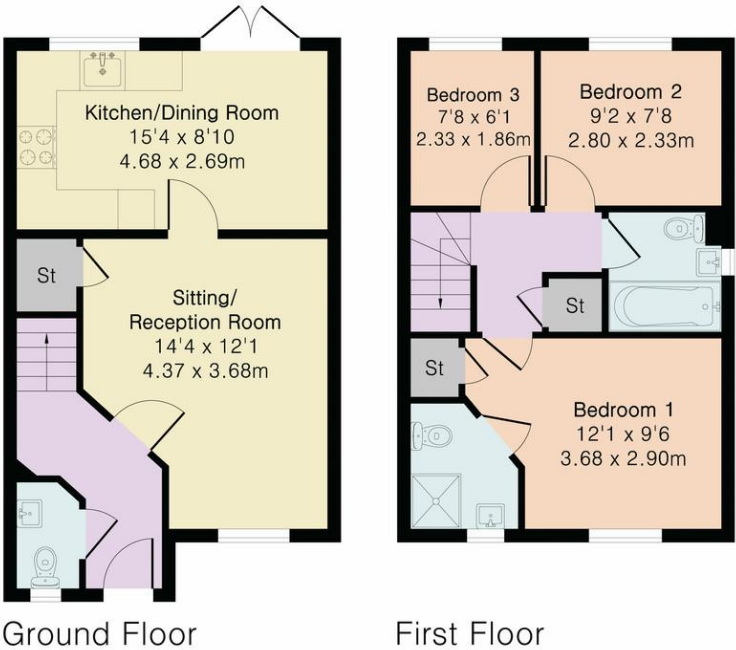
This area enjoys an abundance of light from both a window and French doors that open directly onto the garden. The kitchen boasts ample worktop space and a sleek range of white fitted units, complemented by matching wall cabinets for generous storage. Integrated appliances include an electric oven, ceramic hob, and fridge/freezer and 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



Approximate Gross Internal Area 747 sq ft - 70 sq m

Ground Floor Area 384 sq ft – 36 sq m

First Floor Area 363 sq ft – 34 sq m



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.

complete.

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Upstairs, there are three bedrooms, two of which are well-proportioned doubles. The master bedroom is a generous double, featuring, carpeted floors and a stylish en-suite shower room with 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 practical vinyl flooring and comprising a bath, wash basin, and WC. A useful cupboard is located on the landing, along with a ceiling hatch providing access to the loft space.



The rear garden is thoughtfully landscaped, featuring a stylish patio, low-maintenance artificial lawn, and a decorative gravel area complete with a garden shed. Fully enclosed, it offers a secure and private retreat, ideal for children and pets. A side gate provides convenient access to the front of the property, and two allocated parking spaces add further practicality.

Tenure - Freehold
Council Tax Band C









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