



Modern End Terrace Town House

CHECK OUT this modern and well-presented End-Terraced HOME in Cranbrook, arranged over 3 floors with 3/4 bedrooms, second floor living room, dining room, kitchen, bathroom, second floor shower room, en-suite shower room and downstairs cloakroom as well as enclosed rear garden, and off-road parking.

72 Tillhouse Road | Exeter | EX5 7FE





PROPERTY TYPE

End Terraced House



SIZE

1335 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

3



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

84B



COUNCIL TAX BAND

D



in a nutshell...

- 3/4 Double Bedrooms
- Kitchen
- Dining Room and Sitting Room
- Enclosed Rear Garden
- Bathroom and Shower Room
- En-suite Shower and Downstairs Cloakroom
- Off Road Parking for Two Cars
- Close to Schools & Shops & Country Park
- Easy access to M5 & A30 & Rail Station





the details...

A paved pathway leads through the front garden, with decorative gravel displaying potted plants, to the front door which is sheltered beneath a storm porch. Inside, this property is beautifully presented and feels warm and welcoming with community central heating and double glazing. Arranged over three floors this home offers spacious and versatile accommodation, perfect for family living.

Once inside, you're greeted by a bright and spacious hallway with tiled flooring that continues throughout the downstairs. Stairs rise to the first floor, and there's plenty of room to hang coats and tuck away shoes.

Through a second door lies the thoughtfully designed kitchen, fitted with integrated appliances including an electric oven and ceramic hob with extractor, plus space for a washing machine, dishwasher and fridge/freezer. A loosely separated dining room offers plenty of space for gatherings, with French doors opening to the rear garden, perfect for indoor-outdoor gatherings.

Completing the ground floor is the Cloakroom, fitted with stylish tiled flooring, WC and wash basin.



Approximate Gross Internal Area 1335 sq ft - 123 sq m

Ground Floor Area 445 sq ft – 41 sq m

First Floor Area 445 sq ft – 41 sq m

Second Floor Area 445 sq ft – 41 sq m



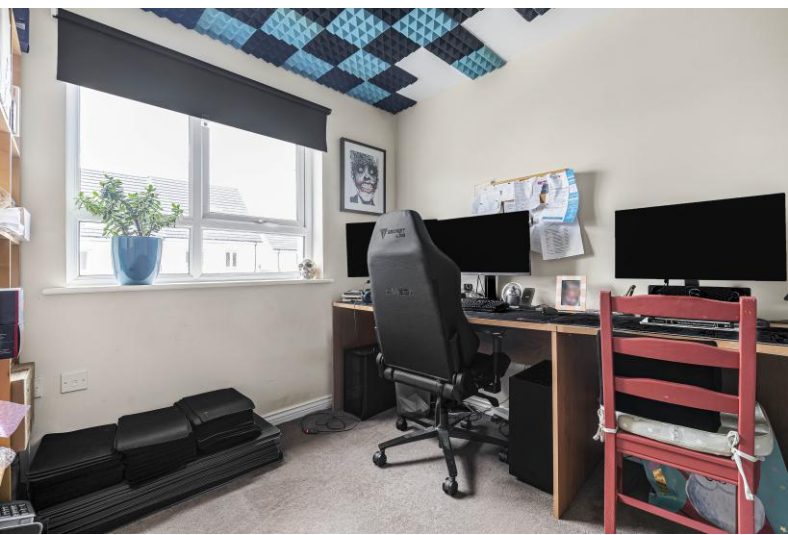
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Carpeted stairs lead up to the first-floor landing, where a front-facing window bathes the space in natural light. This floor includes a well appointed double bedroom currently utilised as an office space, a comfortable sitting room with a Juliet balcony, and a family bathroom. The sitting room is light and airy, and could easily be reconfigured to create a fourth double bedroom if desired. The bathroom features practical wood affect vinyl flooring, a tiled bath, wash basin, and WC.

Further carpeted stairs lead to the second floor, which comprises two additional double bedrooms and a separate shower room. Both bedrooms are well-proportioned, with the principle bedroom enjoying the added benefit of a private en-suite, complete with wood-effect vinyl flooring, a tiled shower, wash basin, WC and heated towel rail. The shower room is smartly designed with wood affect vinyl flooring, a tiled shower, wash basin, WC and heated towel rail.

Outside the rear garden is fully enclosed making it safe for children and pets. It's mainly laid to lawn, with a patio area perfectly suited for outdoor furniture and summer gatherings. A side gate offers alternative access and leads around to two off-road parking spaces.

Tenure - Freehold
Council Tax Band D







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