



Link Detached FAMILY Home

CHECK OUT this well-presented, link detached family home, featuring three comfortable bedrooms, a bright and airy living/dining room, and kitchen. Additional highlights include a convenient cloakroom and a family bathroom. Outside, the property offers an enclosed rear garden and a garage with an additional parking space. Perfectly situated close to local schools, with excellent road and rail links providing easy access to Exeter, A30 and M5.

24 Higher Meadow | Exeter | EX5 7AX



thoroughly good property agents



PROPERTY TYPE
Link Detached



SIZE
852 sq ft



LOCATION
Town



AGE
Modern



BEDROOMS
3



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
District Heating System



PARKING
Garage, Off Road Parking



OUTSIDE SPACE
Garden



EPC RATING
77C



COUNCIL TAX BAND
D



in a nutshell...

- Three Bedrooms
- Front Facing Kitchen
- Bright and Airy Sitting Room
- Bathroom, Cloakroom & En-suite Shower Room
- Enclosed Rear Garden
- Garage and Off-Road Parking
- Easy access to M5 and A30
- Excellent travel links to Exeter





the details...

Paved steps lead you through the front garden to the front door, where you're welcomed into the entrance hall. This inviting space includes a useful downstairs cloakroom with a WC and wash basin.

To your left the kitchen is well-equipped with ample worktop space, practical wood affect vinyl flooring an integrated oven, ceramic hob and extractor fan along with space for a washing machine, dishwasher and fridge/freezer.

At the rear of the property, you'll find a spacious and light-filled sitting room. This inviting space is fully carpeted and benefits from a built-in cupboard, while French doors open directly onto the enclosed rear garden, creating a seamless connection between indoor comfort and outdoor living.



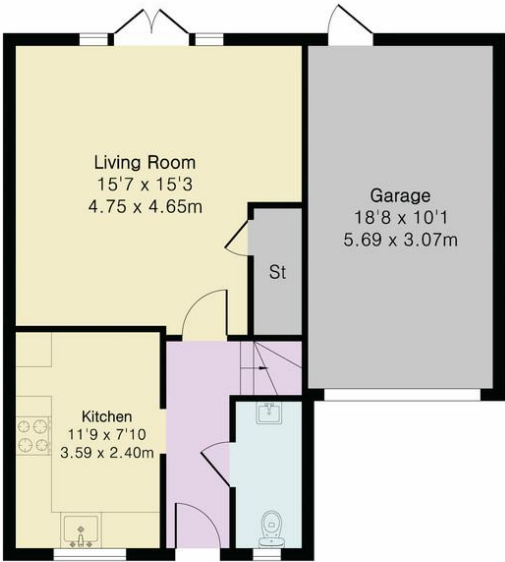
the floorplan...

Approximate Gross Internal Area 852 sq ft - 80 sq m
(Excluding Garage)

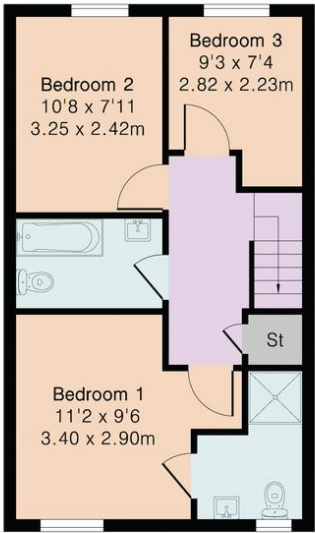
Ground Floor Area 426 sq ft - 40 sq m

First Floor Area 426 sq ft - 40 sq m

Garage Area 188 sq ft - 17 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.



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.





Upstairs, the principal bedroom is a generously sized double, complete with an en-suite shower room featuring a tiled shower, WC, wash basin, and heated towel rail. Two further bedrooms, one double and one single providing versatile accommodation for family living or guest space.

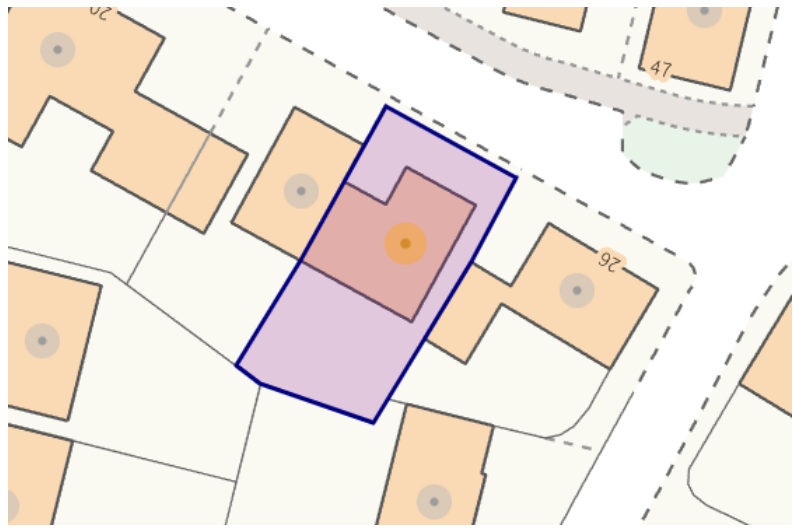
Completing the accommodation is a modern bathroom, finished with vinyl flooring. It includes a bath, WC, wash basin, and a heated towel rail for added comfort.



Outside, the rear garden is predominantly laid to lawn, complemented by a decked area, mature plants and shrubs, and a patio with ample space for outdoor furniture. A pedestrian door leads directly to the garage, which benefits from light and power, while an up-and-over door opens to an additional parking space.

Tenure - Freehold
Council Tax Band D







Need a more complete
picture? Get in touch with
your local branch...

Tel 01392 422500
Email exeter@completeproperty.co.uk
Web completeproperty.co.uk

Complete
141 Younghayes Rd
Cranbrook
EX5 7DR

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.