



## 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 well presented with lot's of space and natural light and benefits from a rear garden and two parking spaces, located only a short distance from the town centre and shops. This property is also offered with NO ONWARD CHAIN.

17 Luccombe Oak | Exeter | EX5 7FR





PROPERTY TYPE

Semi-Detached House



SIZE

743 sq ft



LOCATION

Devon



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Districited Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

82B



COUNCIL TAX BAND

C



### in a nutshell...

- 3 Bedrooms
- Living Room
- Kitchen/Dining Room
- En-suite Shower + Bathroom
- Off Road Parking
- Enclosed and Level Rear Garden
- NO ONWARD CHAIN
- Close to the New Town Centre, Local Schools & Rail Station
- Easy access to M5, Exeter & A30







## the details...

A paved pathway leads to the front door which is bordered by mature shrubs. Inside, it is warm and welcoming with double glazing and community central heating. Once inside, the entrance hallway features a convenient ground-floor cloakroom, complete with a WC and corner basin, while a carpeted staircase ascends to the first floor.

To the left, 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 features practical vinyl flooring and 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 range of fitted units, complemented by matching wall cabinets for generous storage. Integrated appliances include an electric oven, ceramic hob, and fridge/freezer, with dedicated space for a 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.

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

Outside, the rear garden is beautifully landscaped with an area of decking and lawn. Fully enclosed, it provides a safe and private space for both children and pets. A gate at the side of the garden leads around to the two parking spaces at the front of the property.

Tenure - Freehold  
Council Tax Band C

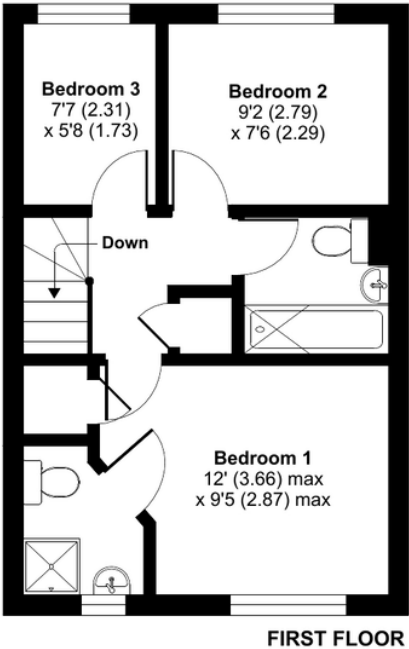
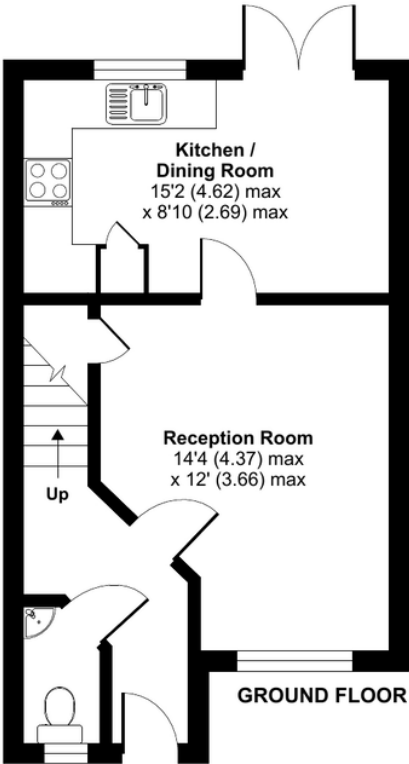




Luccombe Oak, Cranbrook, Exeter, EX5

Approximate Area = 744 sq ft / 69.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1312436



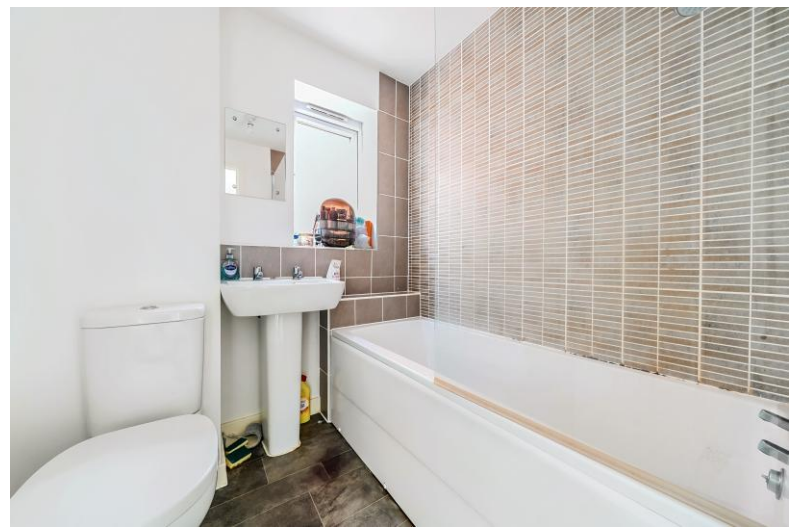
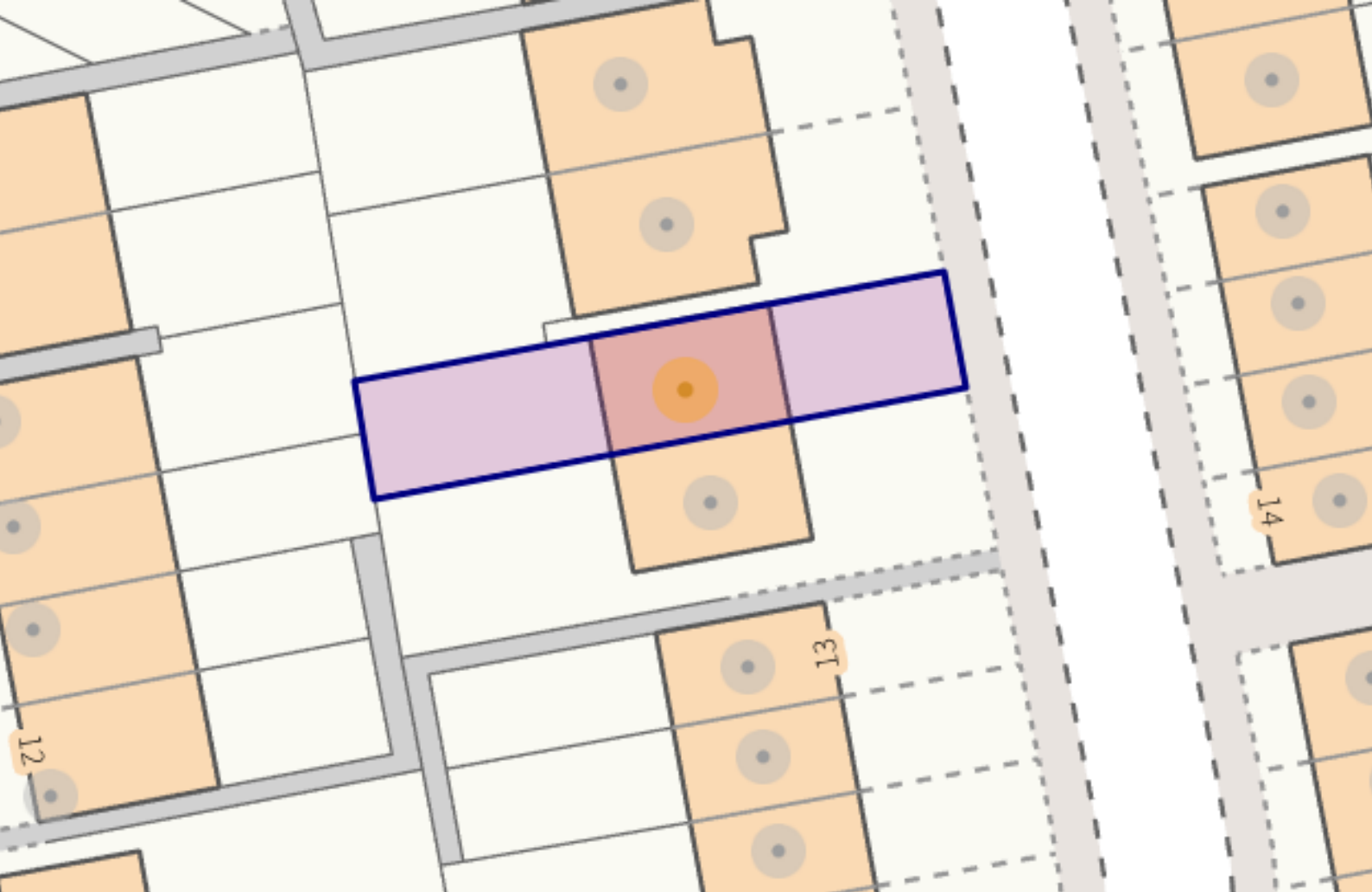
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