



Mid Terraced FAMILY home

CHECK OUT this terraced family home with a modern kitchen, bright and Airy Living Room/Dining Room, Three Bedrooms, Bathroom, Cloakroom, Enclosed Rear Garden and Two Parking Spaces in Cranbrook. This property is close to local schools and the new town centre, with excellent road and rail links to the city of Exeter.

47 Higher Furlong Road | Exeter | EX5 7GY



**PROPERTY TYPE**

Mid Terraced House

**SIZE**

842 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**

85B

**COUNCIL TAX BAND**

C

**in a nutshell...**

- 3 Bedrooms
- Modern Kitchen
- Bright and Airy Sitting Room
- Bathroom, En-suite Shower Room and Cloakroom
- Enclosed Rear Garden
- Two Off Road Parking Spaces
- Close to New Town Centre
- Excellent travel links to Exeter
- Local Schools & Rail Station





the details...

A paved pathway bordered by mature shrubs guides you to the front door, opening into a generous entrance hallway. From here, you'll find a cloakroom fitted with a WC and corner basin, while a carpeted staircase rises to the first floor.

To the left, a door opens into the contemporary kitchen/breakfast room, offering ample worktop space, a sleek range of fitted units, complemented by matching wall cabinets and practical tiled floor. Integrated appliances include an electric oven, ceramic hob, fridge/freezer, dishwasher, and washing machine.

The spacious sitting/dining room is positioned at the rear of the property. This bright and airy space is carpeted throughout, with French doors opening directly onto the rear garden.

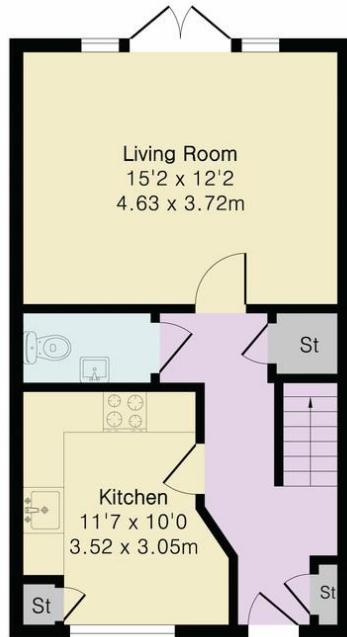


the floorplan...

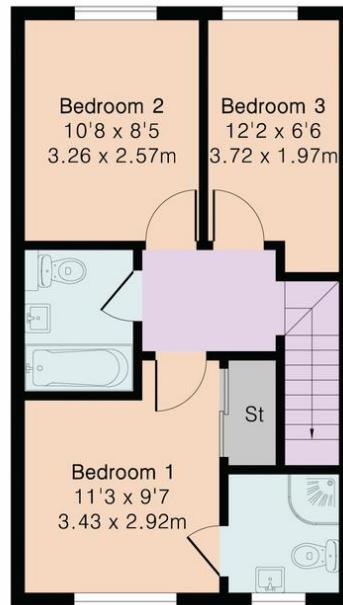
Approximate Gross Internal Area 842 sq ft - 78 sq m

Ground Floor Area 421 sq ft - 39 sq m

First Floor Area 421 sq ft - 39 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, there are three bedrooms, two of which are well-proportioned doubles. The master bedroom is a generous double, featuring, carpeted floors, a fitted wardrobe and a stylish en-suite shower room with a tiled shower, wash basin, WC, and heated towel rail. The two additional bedrooms are light and airy, both carpeted and overlooking the rear garden.



Completing the accommodation is the family bathroom, offering practical tiled flooring and comprising a bath with shower over, wash basin, WC and heated towel rail.

Outside, the rear garden has been thoughtfully designed with two patio areas linked by a paved pathway, offering plenty of space for outdoor furniture. An area of artificial grass provides a low-maintenance spot for relaxation or play. A gate at the back of the garden opens onto a pathway behind the property, leading around to the two allocated parking spaces positioned on the right-hand side.

Tenure - Freehold
Council Tax Band C







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.