



25 Sweet Chestnut, Cranbrook

Guide Price £239,995

HR HELLIER
RIDLEY

25 Sweet Chestnut

Cranbrook, Exeter

A modern and immaculately presented two bedroom semi-detached house in the popular Cranbrook development on the Eastern edge of Exeter. The property is very well presented throughout and offers all of the benefits of a new build, with very high energy efficiency levels and low running costs. On the ground floor there is a downstairs WC/cloakroom, a large living/dining room with the kitchen at the rear leading out to the enclosed garden. Upstairs there are two double bedrooms and a family bathroom. At the front is a driveway for off-road parking.

Cranbrook is growing in popularity all of the time, in part due to its convenient location with easy access into Exeter as well as further afield with the M5 and A30 junctions being only a couple of minutes drive away. There is also an increasing range of amenities opening in Cranbrook with a highly-rated local pub/eatery, a convenience store and Chinese take-away already well established.

Directions: If travelling from Exeter (on London Road), as you reach Cranbrook proceed straight over the first two roundabouts, then take the first exit off the third roundabout at the Cranberry Farm pub. From here take the first turning on the right and after approximately 200 yards, Sweet Chestnut is on the left hand side.

Tenure: Freehold

Council Tax: Band C

EPC Rating: B

Council Tax band: C

Tenure: Freehold

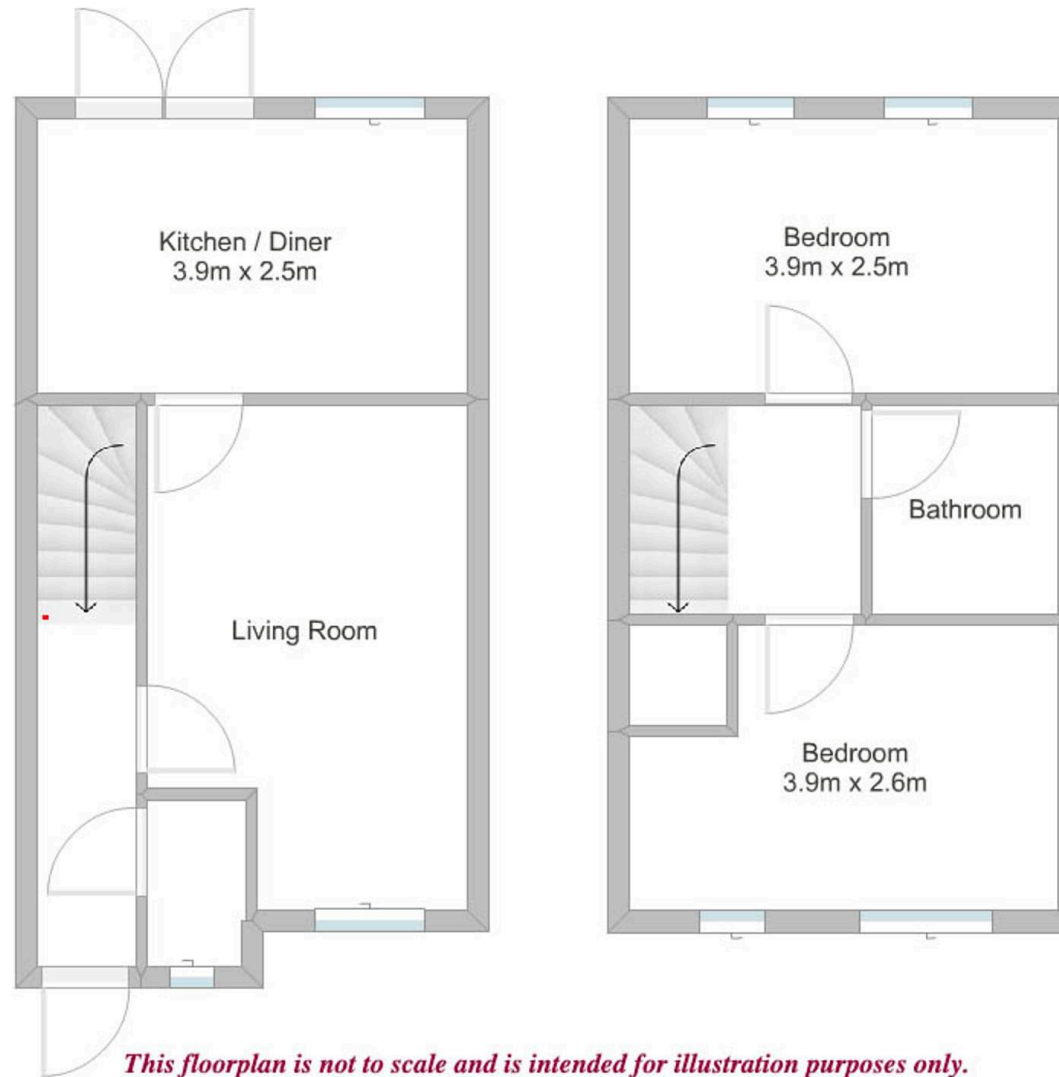
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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