



Connells

Long Meadow Road
Cranbrook Exeter

Long Meadow Road Cranbrook Exeter EX5 7HF



Property Description

A 3 bedroom SEMI DETACHED HOUSE built by Taylor Wimpey and still within the NHBC warranty, located in the CRANBOOK area of Exeter, ideal for local shops, supermarket, train station, schools and amenities also with easy access out of Exeter onto the M5. The home is in immaculate condition and ready to move into. There is a landscaped front & rear gardens with patio's and lawned areas perfect for summer dining also with driveway parking for 2 vehicles. The accommodation comprises:- Entrance hallway, cloakroom/WC, lounge, kitchen/diner, first floor landing, 3 bedrooms, en-suite and bathroom/WC.

Entrance Hall

Storage cupboard. Stairs rising to the first floor. Radiator.

Living Room

10' 1" x 9' 8" (3.07m x 2.95m)

Double glazed window to the front elevation and double glazed French doors to the side. Radiator.

Kitchen / Diner

9' 6" x 16' 6" (2.90m x 5.03m)

A range of matching wall and base units with complimentary worktops above. Stainless steel sink and drainer with mixer tap. Integrated oven and electric hob with an extractor hood above. Integrated fridge freezer and dishwasher. Dual aspect double glazed windows to the front and side elevations. Radiators.

Downstairs W.C.

5' 10" x 3' 3" (1.78m x 0.99m)

Low level w.c and a pedestal sink. Extractor fan.

Upstairs Landing

Loft access hatch.

Bedroom 1

12' 4" x 10' 1" (3.76m x 3.07m)

Double glazed window to the front elevation. Radiator.

En-Suite

10' 1" x 3' 10" (3.07m x 1.17m)

Walk in shower enclosure, low level w.c. and a pedestal sink. Radiator. Extractor fan.

Bedroom 2

9' 3" x 9' 6" (2.82m x 2.90m)

Dual aspect double glazed windows to the front and side elevations. Radiator.

Bedroom 3

7' 1" x 9' 6" (2.16m x 2.90m)

Double glazed window to the side elevation. Radiator.

Bathroom

5' 5" x 6' 10" (1.65m x 2.08m)

Panel bath with shower above, low level w.c. and pedestal sink. Radiator. Obscured double glazed window to the front elevation. Extractor fan.

Outside

The property has a sizeable lawned front garden with a paved path. Driveway for two vehicles. Attractive landscaped garden with rear access gate.

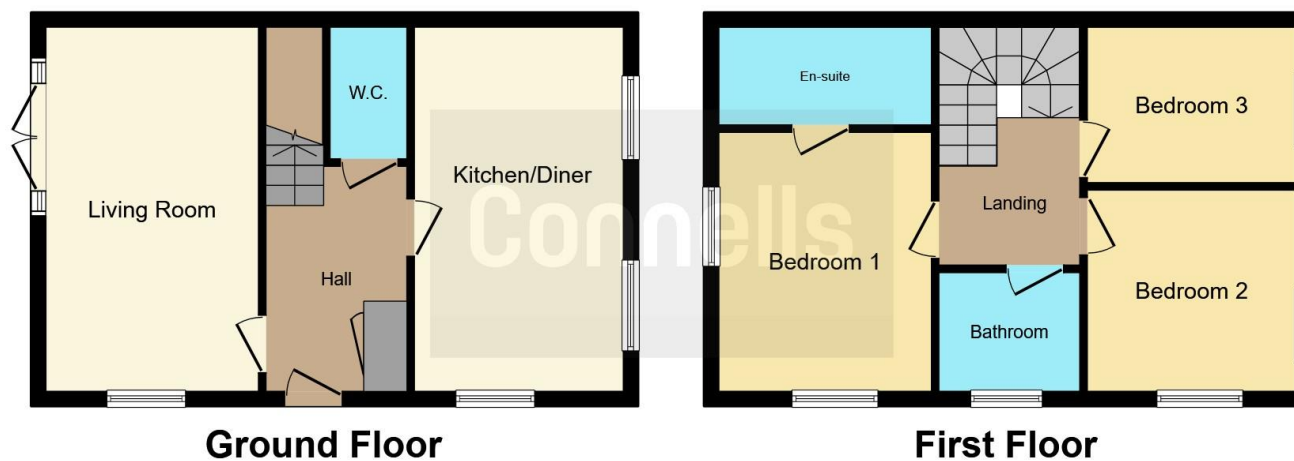
Agents Note

Heating is provided by District E-On System. The property is still under NHBC warranty.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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8-9 South Street
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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

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