



# BLINDWELL CRESCENT

CRANBROOK, EXETER, EX5 7HD



**Robert Williams**

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“ Three bedroom family home with delightful outlook presented in immaculate condition throughout ”



# BLINDWELL CRESCENT

CRANBROOK, EXETER, EX5 7HD

**A stunning and well maintained three bedroom semi detached family home located on the edge of Cranbrook. The current owners have upgraded multiple features at the property since new vastly improving the accommodation.**

## Property-

On the ground floor you have an entrance with access through to the living area, that then leads through to the downstairs WC and kitchen area that has doors leading out to the delightful rear garden. On the first floor are three bedrooms, the main with ensuite and family bathroom. The property benefits from two allocated parking spaces and a recently improved rear garden. Upgrades internally include addition of Amtico flooring downstairs and Karndean flooring on the stairs plus a new glass balustrade. All three Bathroom/WC facilities have been redesigned to maximise available space..

## Location-

Cranbrook is an exciting newly developed town, just 5 miles East of Exeter with regular bus and train links to the City Centre, Cranbrook has all local amenities and is only 10 miles from local beaches and on the main Waterloo train line to London so easily accessible for commuters.



- 3 bedrooms
- 2 bathrooms
- 1 reception
- 2 car spaces

**Local Authority:** East Devon Council  
**Council Tax Band:** C  
**Heating:** EON provided District heating  
**Services:** Mains water and drainage  
**Energy Efficiency Rating:** B

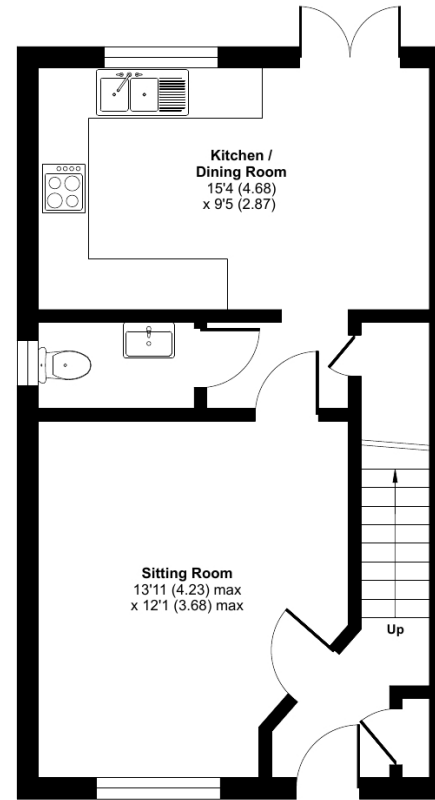




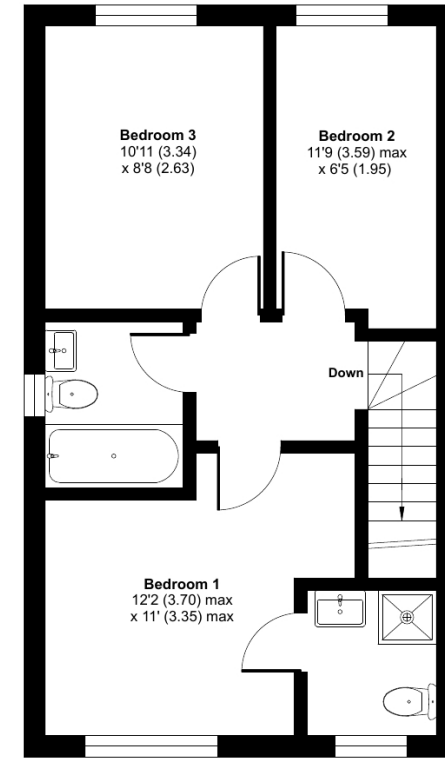
## Blindwell Crescent, EX5

Approximate Area = 842 sq ft / 78.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Robert Williams Ltd. REF: 1166945



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.