



Modern End-Terrace Town House

CHECK OUT this modern End-Terraced HOME in Cranbrook, arranged over 3 floors with 3 Bedrooms, Living Room/Dining Room, Kitchen, Bathroom, En-suite Shower Room and Downstairs Cloakroom as well as enclosed rear garden and two parking spaces. This property is beautifully presented with lot's of space and natural light and only a short distance from Morrisons and local amenities.

111 Yonder Acre Way | Exeter | EX5 7HG





PROPERTY TYPE

End Terraced Townhouse



SIZE

1160 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

86B



COUNCIL TAX BAND

D



in a nutshell...

- 3 Bedrooms
- Stylish Kitchen
- Sitting room/Dining Room
- Enclosed Rear Garden
- En-suite Shower, Bathroom and Cloakroom
- Off Road Parking
- Town Centre Location
- Close to Schools & Shops & Country Park
- Easy access to M5 & A30 & Rail Station





the details...

A paved pathway leads through the front garden, well stocked with mature shrubs, to the front door which is sheltered beneath a storm porch. Inside, this property is beautifully presented with light and neutral décor and feels warm and welcoming with community central heating and double glazing. Arranged over three floors this home offers spacious and versatile accommodation, perfect for family living.

Once inside, there is an entrance hallway with attractive Amtico flooring which continues throughout the ground floor, space to hang your coats, a useful under stair storage and convenient downstairs cloakroom with a WC and wash basin. The ground floor is comprised of a modern kitchen which is well stocked with an integrated electric oven, ceramic hob with extractor fan, fridge/freezer, washing machine, and dishwasher and a sitting room with plenty of space for a dining room table and french doors leading to the rear garden.

Carpeted stairs lead up to the first-floor landing, where a front-facing window bathes the space in natural light. This floor features two well-appointed bedrooms: Bedroom two is a spacious double, offering garden views and a fitted wardrobe, while bedroom three is a bright and airy retreat, with a window overlooking the front of the property. Completing the first floor is the modern family bathroom, thoughtfully designed with a tiled bath and integrated shower, wash basin, WC, and heated towel rail.

Further carpeted stairs lead to the Master Bedroom on the second floor. This room is a spacious with space for at least a double bed and benefits an en-suite shower room, with a double shower, wash basin, WC and heated towel rail.

Outside the rear garden is fully enclosed with a small patio and area of lawn, making it safe place for children and pets. There is a useful water tap and a gate at the end of the garden that leads directly to the parking.

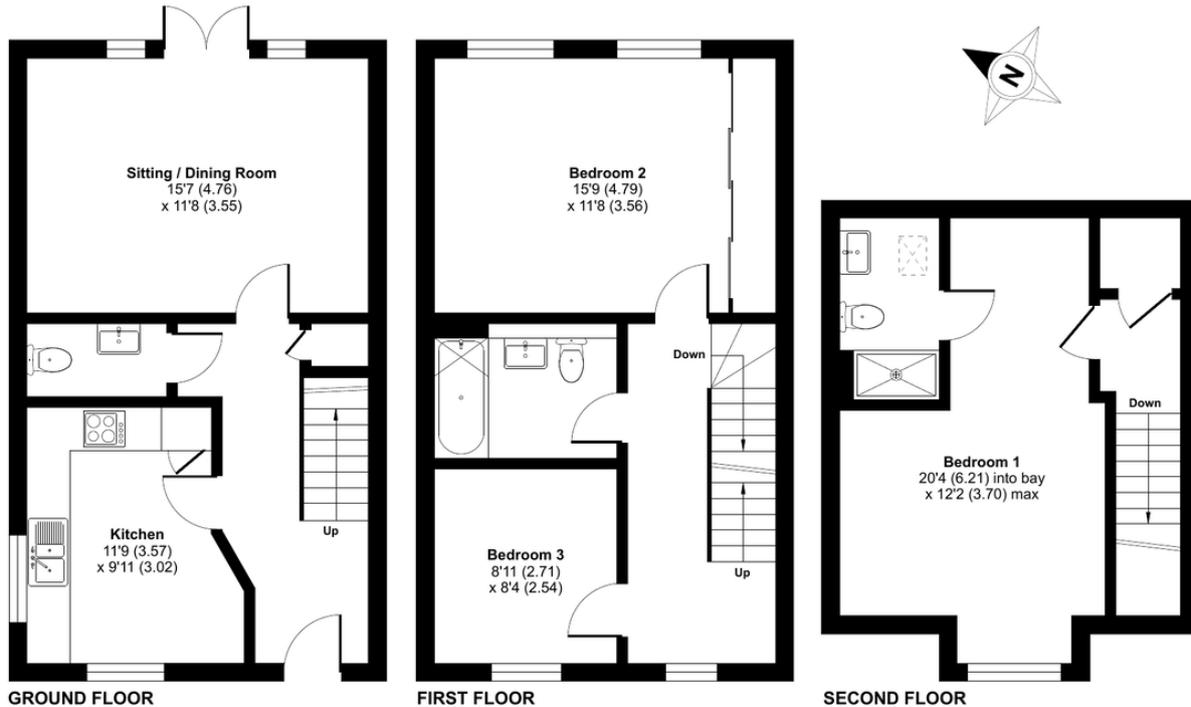
Tenure - Freehold
Council Tax Band D



Yonder Acre Way, Cranbrook, Exeter, EX5

Approximate Area = 1160 sq ft / 107.7 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). © n|checon 2025. Produced for Ashtons Complete (Complete Property). REF: 1310570

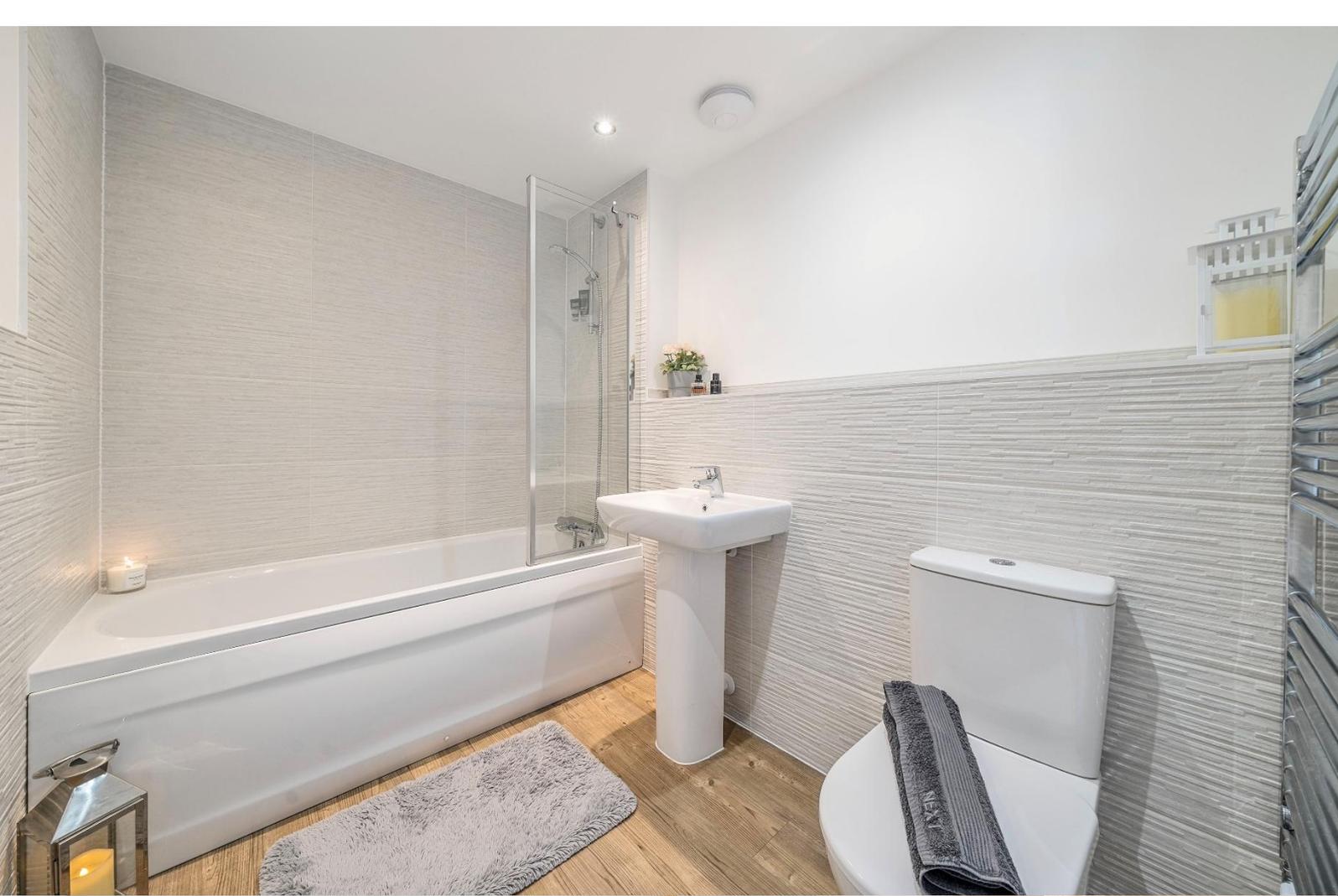


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