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ESTATE AGENTS

CLOSEST SCHOOLS

PRIMARY

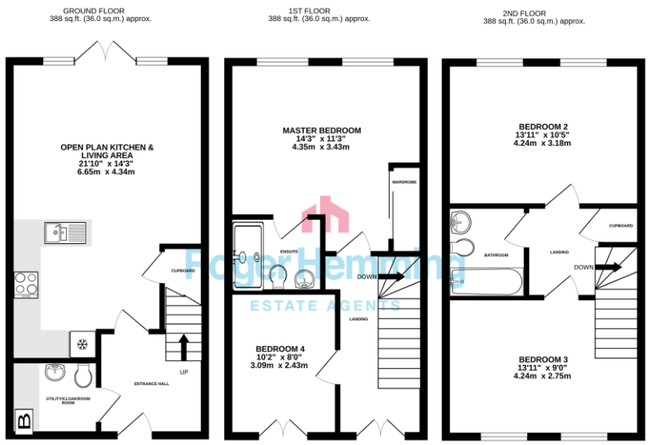
St Martin's CofE Primary School

www.stmartinscranbrook.devon.sch.uk

SECONDARY

Cranbrook Education Campus

https://www.cranbrook.education/secondary



TOTAL FLOOR AREA : 1164 sq.ft. (108.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



Cranbrook is an established new town in East Devon. It's located 6 miles (9 km) east-north-east of Exeter and north-west of the village of Rockbeare. Cranbrook is a thriving community and the development is popular with commuters to Exeter and beyond, as it has a railway station with reular services on the Exeter to Waterloo line. The town also has a Morrisons supermarket and several handy shops. Junction 29 of the M5 Motorway is a ten minute drive.

FIND OUT MORE

Viewing by prior appointment:
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To see more details on this and all our homes go to www.rogerhemming.co.uk

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28 TILLHOUSE ROAD CRANBROOK, EXETER EX5 7FE

We were really impressed by this modern townhouse, and we think you will be too! It's presented in excellent general order, with bright, well-proportioned accommodation arranged over three floors. What particularly caught our eye was just how flexible the layout is.

£280,000
freehold

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TYPE
Semi-Detached House

BEDROOMS
3/4

RECEPTION ROOMS
1/2

BATHROOMS
2 + Cloakroom

OUTSIDE
Front & Rear Gardens

PARKING
Single Garage & Parking
On-Street Parking to Front

HEATING
Community Central Heating,
Double-Glazing

ENERGY RATING
C / 79













ROGER HEMMING'S VIEW...

Step through the front door and you'll find a welcoming entrance hall with a handy cloakroom, leading through to a wonderfully spacious open-plan kitchen, dining and family room. The smart white kitchen has plenty of worktop and cupboard space, and a range of integrated appliances are included in the sale. There's ample room for a good-sized dining table and chairs, but what makes this space particularly appealing is that it's large enough for a comfortable seating area too. There's even room for a big sofa and a wall-mounted television, so you could quite happily use the whole ground floor as your main family living space. Up on the first floor is a lovely main bedroom, complete with fitted wardrobes and its own en-suite shower room. Also on this level is another useful room, with a Juliet balcony overlooking the front. This could make a great sitting room for a teenager wanting a little space of their own, a quiet study or perhaps another double bedroom. The choice is yours! Continue upstairs and you'll find two further bedrooms and the family bathroom.

"Depending on your needs, there are all sorts of ways to make the space work for you, whether you're a growing family, working from home or simply looking for a little more room to spread out."

"This is a smart, spacious and practical modern home and we think it's well worth coming to see for yourself. When can we show you around?"

WHAT THE AGENT SAYS...

OUTSIDE

Outside, there's an enclosed south-facing rear garden, just the spot for enjoying a little sunshine when the weather allows. There's also a compact front garden, with convenient lay-by parking immediately outside. To the rear of the property is a single garage with additional parking, always a welcome feature in a modern development.

What we particularly like about 28 Tillhouse Road is that it doesn't dictate how you should live. Whether you need four bedrooms or would rather use some of the space for work, hobbies or simply relaxing, this is a home that gives you choices. That's where the clever layout of this house really comes into its own. With rooms spread over three floors, you've plenty of choice about how to arrange things, and what works for one family might be completely different for another.