



## Modern Semi-Detached Home

CHECK OUT this Semi-Detached Family Home with a Modern Kitchen, Bright and Airy Living Room/Dining Room, Three Bedrooms, Bathroom, En-Suite Shower Room, Cloakroom, Enclosed Rear Garden and Two Parking Spaces in Cranbrook. This property is close to local schools and the new town centre, with excellent road and rail links to the city of Exeter.

2 Hop Yard | Exeter | EX5 7JJ



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

860 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

84B



COUNCIL TAX BAND

C



### in a nutshell...

- 3 Well- Appointed Bedrooms
- Contemporary Kitchen
- Sitting Room
- Bathroom, En-suite Shower Room and Cloakroom
- Enclosed Rear Garden
- Two Off Road Parking Spaces
- Close to New Town Centre
- Excellent travel links to Exeter
- Local Schools & Rail Station





## the details...

A paved steps bordered by shrubs guides you to the front door, opening into a generous entrance hallway with smart, white laminate flooring which continues throughout the ground floor. From here, you'll find a cloakroom fitted with a WC and corner basin, while a carpeted staircase rises to the first floor.

To the right, a door opens into the contemporary kitchen/breakfast room, offering ample worktop space, a sleek range of fitted units, complemented by matching wall cabinets. Integrated appliances include an electric oven and ceramic hob with extractor fan as well as space for a fridge/freezer and washing machine.

The spacious sitting/dining room is positioned at the rear of the property. This bright and airy space is beautifully presented with French doors opening directly onto the rear garden.



## the floorplan...

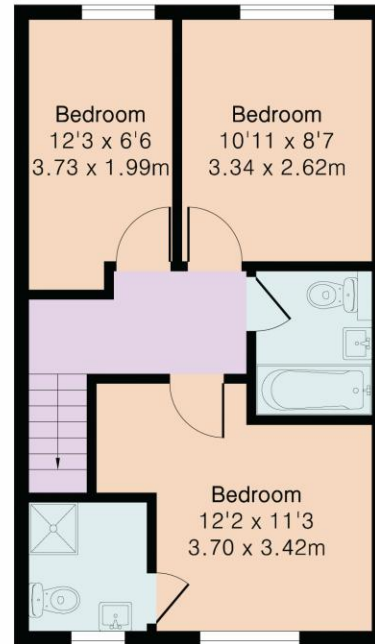
### Approximate Gross Internal Area 860 sq ft - 80 sq m

Ground Floor Area 430 sq ft – 40 sq m

First Floor Area 430 sq ft – 40 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

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Upstairs, there are three bedrooms, two of which are well-proportioned doubles. The master bedroom is a generous double, featuring, carpeted floors and a stylish en-suite shower room with a tiled shower, wash basin and WC. The two additional bedrooms are light and airy, both carpeted and overlooking the rear garden.

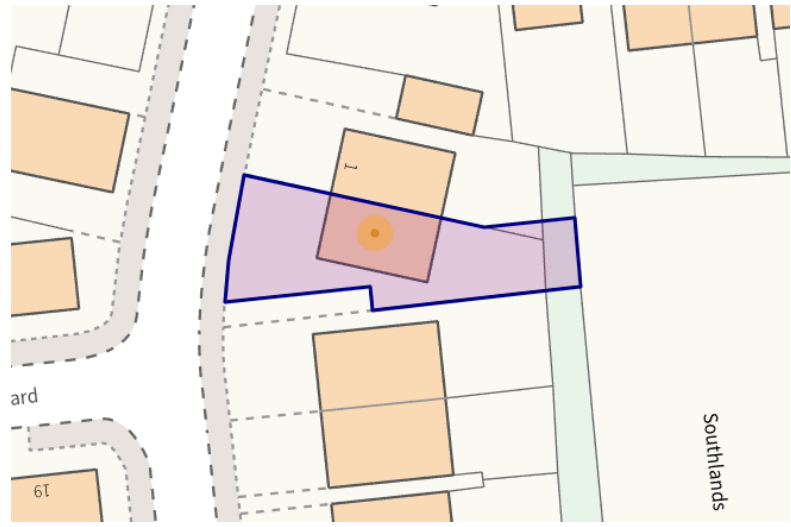
Completing the accommodation is the family bathroom, offering practical tiled flooring and comprising a tiled bath with shower over, wash basin and WC.



Outside, the rear garden is private and level, featuring a generous patio area ideal for outdoor furniture. Beyond this, there is a section ready to be laid to lawn or finished with artificial grass. A gate provides direct access to the double driveway at the front of the property.

Tenure - Freehold  
Council Tax Band C







Need a more complete picture? Get in touch with your local branch...

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