



Mid-Terrace Home

Welcome to the market this lovely two-bedroom property tucked away in Cranbrook. Offering an open plan kitchen/dining/living space with a WC at the front of the home. A family bathroom completes the upstairs alongside the two bedrooms. A low maintenance garden at the rear finishes the property, well worth a look at a great price.

14 Kemps Field | Exeter | EX5 7AZ

complete.

thoroughly good property agents



PROPERTY TYPE

Mid-Terrace Home



SIZE

590 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Heating
System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

70 C



COUNCIL TAX BAND

B



in a nutshell...

- Two Bedrooms
- Modern Kitchen/Diner/Living Space
- Low Maintenance Garden
- Family Bathroom and Cloakroom
- Parking
- Convenient Town Location
- NO ONWARD CHAIN
- Excellent travel links to Exeter
- Good Condition





the details...

Situated in the popular town of Cranbrook, this well-presented two-bedroom home offers modern, practical living accommodation together with excellent access to a range of local amenities.

The property features a spacious open-plan kitchen, living and dining area, creating a sociable and versatile space. The kitchen is well equipped and benefits from a potential range of appliances, while the adjoining living and dining areas provide plenty of room for furnishings and dining furniture. The oven, cooker hood and electric hob will be provided with the property.

Upstairs, there are two well appointed bedrooms, along with a family bathroom. The property also benefits from a convenient ground-floor WC. Outside, the property enjoys a low-maintenance garden, providing a pleasant space for relaxing or entertaining without requiring extensive upkeep. The garden also benefits from a useful storage shed.

To the front, there is a numbered allocated parking space, providing convenient off-road parking for residents.

The location is particularly appealing, with a selection of everyday amenities within walking distance, including local shops, takeaways, a doctor's surgery and charity shops. Cranbrook town centre is also just a short drive away, offering further facilities including Morrisons supermarket, a barber shop and a new nursery, making the property an excellent choice for those looking for convenient modern living within easy reach of local amenities.

Overall, Kemps Field offers a fantastic opportunity to acquire a modern and conveniently located two-bedroom home, ideal for first-time buyers, couples, small families or investors alike.

Council Tax Band B

Tenure: Freehold



what the owner loves most...

The tucked-away feeling of the property offers great privacy and it's so convenient being so close to the local shops and amenities.



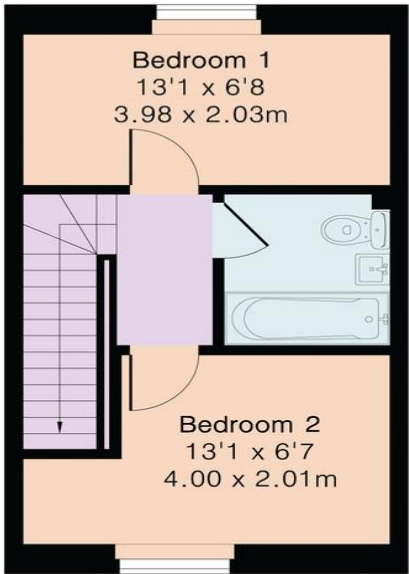
Approximate Gross Internal Area 590 sq ft - 54 sq m

Ground Floor Area 295 sq ft – 27 sq m

First Floor Area 295 sq ft – 27 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.



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bear in mind...

There is no onward chain, meaning there is no waiting around to start the legal work!





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