



Detached Family Home

Check out this exciting new opportunity to purchase a modern detached family home with an open plan kitchen/diner, utility room, lounge with French doors, three bedrooms, master en-suite, garage, and an enclosed rear garden with a summer house, in the new town of Cranbrook, with excellent transport routes to the city of Exeter.

2 Summer Meadow | Exeter | EX5 7DF

complete.
thoroughly good property agents

**PROPERTY TYPE**

Detached Home

**SIZE**

812 sq ft

**LOCATION**

Town

**AGE**

Modern

**BEDROOMS**

3

**RECEPTION ROOMS**

1

**BATHROOMS**

2

**WARMTH**

EON District Heating
System

**PARKING**

Garage, Off Road Parking

**OUTSIDE SPACE**

Garden

**EPC RATING**

73 C

**COUNCIL TAX BAND**

D

**in a nutshell...**

- Three Bedrooms
- Kitchen Diner & Living Room
- Family Bathroom & En suite
- 2 Doubles & 1 Single Bedroom
- Large Garden with Summer House
- Garage & Parking
- Great Access to Local Amenities
- Walking Distance to Country Park
- Short Distance to New Town Centre





the details...

A beautifully presented three bedroom detached family home with garage, parking, generous garden and charming summer house, located in the heart of the thriving Cranbrook community.

We are excited to offer Summer Meadow to the market, a modern, spacious and thoughtfully designed detached property built by the highly regarded Bovis Homes, offering the perfect blend of contemporary living, functional space, and comfortable family life. Situated near local amenities in the ever popular town of Cranbrook, this delightful home offers much more than meets the eye.

Upon entering the property, you are welcomed by a bright and airy entrance hallway which provides access to a well appointed downstairs WC, ideal for visiting guests and everyday convenience. To the right, you'll find a generously proportioned living room, a warm and inviting space flooded with natural light, perfect for relaxing evenings, entertaining friends, or enjoying quiet family time. Its neutral décor provides a perfect blank canvas for any style or taste.

To the left of the property lies the impressive kitchen/diner, thoughtfully designed with both practicality and style in mind. This spacious, open plan area boasts a range of modern integrated appliances, ample countertop workspace, and plenty of room for a family sized dining table, making it a true hub of the home. Whether you're hosting a dinner party or enjoying a quiet morning coffee, this space adapts to every occasion. Just off the kitchen, you'll find a separate utility room, which houses the heat exchange unit and offers additional plumbing for laundry/cleaning appliances. From here, there is convenient access to the rear garden, enhancing the home's overall practicality and flow.

Upstairs, the home continues to impress with three well proportioned bedrooms. The master bedroom is a true retreat, offering ample space for a king size bed and complete with its own en suite shower room, creating a sense of privacy and luxury. The second bedroom, another generous double, is ideal for guests or growing children, in this room is the access to the loft for additional storage. The third bedroom is a cosy single room, perfectly suited for a child's bedroom, nursery, or a home office for those working remotely. Completing the upstairs layout is a modern family bathroom, fitted with a clean, contemporary suite including a full-sized bath – ideal for busy mornings or winding down in the evening.

One of the standout features of this property is the great size rear garden, a real rarity in the area. Whether you're a keen gardener, have children who love to play outdoors, or simply enjoy alfresco dining in the warmer months, this outdoor space offers endless possibilities.

From the garden, you'll find internal access to the garage, which is powered with electricity, offering additional storage and a generally versatile space. Adding to the garden's charm is a well made summer house, which could serve as a children's playroom, a garden office, or simply a useful storage space for outdoor furniture and equipment.

Tenure: Freehold

EPC: 73 (C)

Council Tax Band: D



what the owner loves most...

"The convenient nature of where the property lies, so close to local amenities and the country park"



the floorplan...

**Approximate Gross Internal Area 812 sq ft - 76 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 406 sq ft - 38 sq m

First Floor Area 406 sq ft - 38 sq m

Garage Area 163 sq ft - 15 sq m

Outbuilding Area 94 sq ft - 9 sq m



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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the location...

The popular new town known as Cranbrook is located on the outskirts of the historic city of Exeter. Cranbrook has excellent commuting links with Exeter Airport and the M5 Motorway is only a short drive away. Cranbrook also has the benefit of its own railway station just a 10-minute walk away connecting to the city centre. As Cranbrook grows so do the facilities, already having a thriving community with the Younghayes centre at its heart. There are local shops along with a doctor's surgery, pharmacy and highly regarded primary and secondary schools and a new town centre, shops and Morrisons supermarket.

Shopping

Late night pint of milk: Morrison (0.1miles)

Town centre (1 miles)

Supermarket: Morrison (4 miles)

Relaxing

Beach: Exmouth (16 miles)

Park: Country Park (0.5miles)

Travel

Bus stop: Younghayes Road

Train station: Cranbrook (0.5 miles)

Main travel link: M5

Airport: Exeter (2.3 miles)

Schools

St Martins Primary School (0.2 miles)

Cranbrook Education Campus (1.1 miles)





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