



12 Wheat Field Lane | Exeter | EX5 7DN

Wheat Field Lane is a well-presented three-bedroom home offering approximately 866 sq ft (80 sq m) of accommodation, arranged over two floors and complemented by a substantial attached garage.

The ground floor features a generous 15'7" x 12'3" living room, a separate 11'4" x 10'4" kitchen and a convenient WC. Upstairs are three bedrooms, including an impressive principal bedroom measuring approximately 16'8" x 8'6", together with a family bathroom and useful storage cupboards.





PROPERTY TYPE

Semi-detached House



SIZE

866 sq ft



LOCATION



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

.....



PARKING

Garage



OUTSIDE SPACE

Garden



EPC RATING

TBC



COUNCIL TAX BAND



in a nutshell...

- Well-proportioned three-bedroom house
- Approximately 866 sq ft / 80 sq m of accommodation
- Generous 15'7" x 12'3" living room
- separate 11'4" x 10'4" kitchen
- Three bedrooms, including a spacious principal bedroom
- Family bathroom plus ground floor WC
- Large attached garage – approximately 20' x 9'8"
- Useful built-in storage cupboards
- Accommodation arranged over two floors
- Popular residential location in Cranbrook
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the details...

A well-proportioned three-bedroom home with an integral garage, generous living accommodation and two bathrooms, situated in a popular residential location in Cranbrook.

Wheat Field Lane is an attractive three-bedroom house offering approximately 866 sq ft (80 sq m) of internal accommodation, arranged over two floors. The property provides well-balanced living space with a practical layout, making it an excellent choice for families, first-time buyers or those looking for a modern home with useful additional space.

The ground floor features a welcoming entrance hall with stairs rising to the first floor and access to the principal rooms. The living room measures approximately 15'7" x 12'3", providing a generous reception space with ample room for comfortable seating and dining furniture.

The separate kitchen measures approximately 11'4" x 10'4" and offers a practical arrangement of fitted units, work surfaces and space for appliances. A useful ground floor WC adds further convenience.

Upstairs are three bedrooms, providing flexibility for family living, guests or working from home. The principal bedroom is particularly generous at approximately 16'8" x 8'6", while bedroom three measures approximately 10'8" x 8'9". The remaining bedroom provides a versatile additional space. A family bathroom completes the first-floor accommodation.

The property also benefits from several useful storage cupboards, helping to keep the accommodation organised and clutter-free.

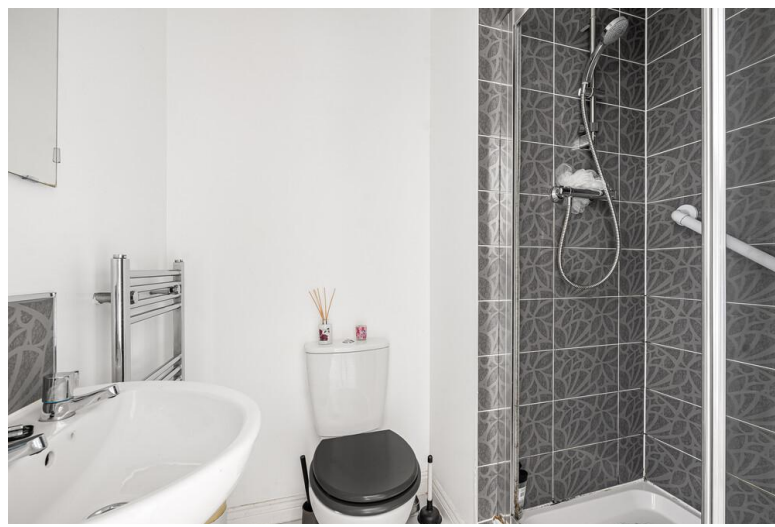
A significant advantage is the attached garage, measuring approximately 20'0" x 9'8", providing excellent secure storage and parking potential, as well as space for bicycles, equipment and other household items.

Overall, this is a well-designed three-bedroom home offering a good combination of living space, bedroom accommodation, storage and garaging in a convenient Cranbrook setting.

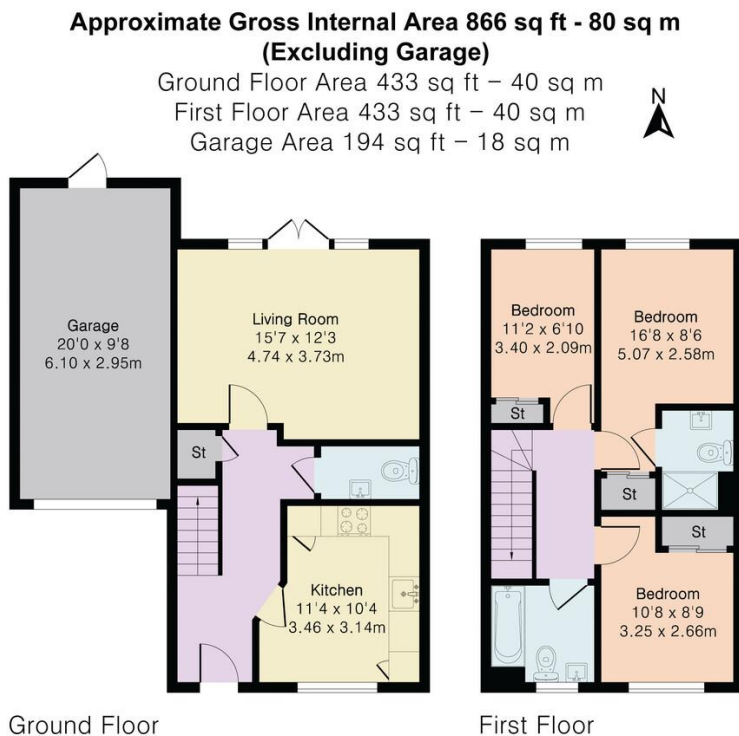


what the owner loves most...

The great size garden perfect for hosting.



the floorplan...



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bear in mind...

The property has a garage and off street parking





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