



End Terrace Home

CHECK OUT this modern, beautifully presented End-Terraced HOME in Cranbrook with 3 bedrooms, living room, separate kitchen/dining room, bathroom and en-suite shower room. Benefiting from a rear garden and two parking spaces and only a short distance from the town centre and shops.

43 Tillhouse Road | Exeter | EX5 7FD





PROPERTY TYPE

End Terraced House



SIZE

745 SQFT



LOCATION

Cranbrook



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

82 B



COUNCIL TAX BAND

C



in a nutshell...

- End-Terrace Home
- 3 Bedrooms
- Modern Kitchen
- Kitchen/Dining Room
- Enclosed Rear Garden
- En-suite Shower + Bathroom
- Off Road Parking
- Local Schools & Rail Station
- IDEAL FIRST HOME or INVESTMENT





the details...

A well-kept path leads through the front garden and welcomes you to the main entrance. Stepping inside, you're greeted by a pleasant hallway, where a useful ground-floor cloakroom includes a WC and washbasin. The carpeted staircase ascends to the first floor, and the home's stylish décor continues throughout, offering a light, contemporary feel that's both warm and welcoming.

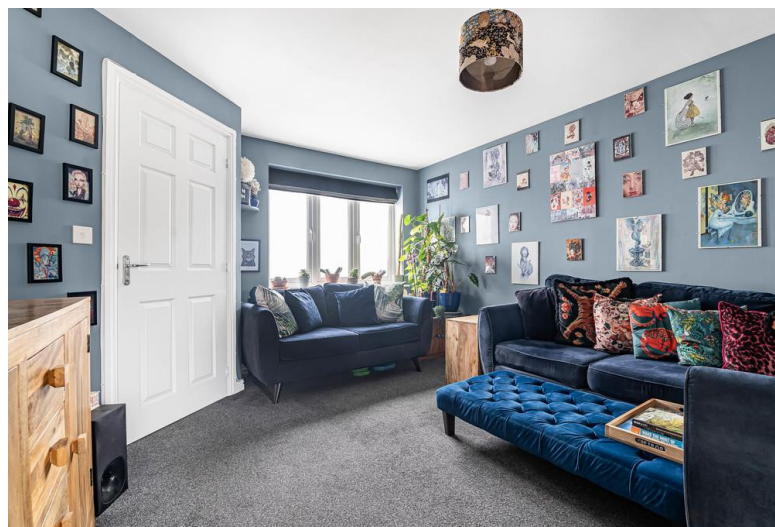
To the left of the hallway, you'll find a well-proportioned living room, brightened by a large window overlooking the front of the property. An under-stairs cupboard offers practical extra storage, and a further door leads through to the kitchen/dining room.

This space is filled with natural light, thanks to a side window and French doors that open straight out to the garden. The kitchen offers plenty of worktop areas and a contemporary selection of fitted units, paired with coordinating wall cupboards to maximise storage. Integrated appliances include an electric oven, and ceramic hob as well designated spaces for a fridge/freezer and washing machine. With ample room for a dining table and effortless flow to the garden, it's a superb setting for day-to-day living as well as hosting guests.



What the owner loves most...

The location of the property is excellent as you can walk to the town centre and the local schools with the M5 and A30 a short drive away!

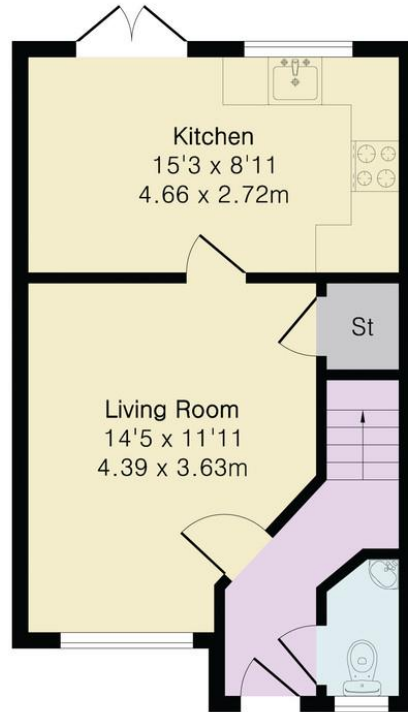


the floorplan...

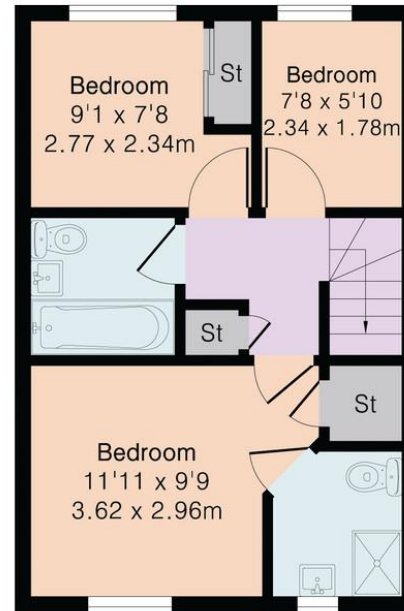
Approximate Gross Internal Area 745 sq ft - 69 sq m

Ground Floor Area 382 sq ft – 35 sq m

First Floor Area 363 sq ft – 34 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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bear in mind...

This property benefits from 2 off-road parking spaces that are to the REAR of the property



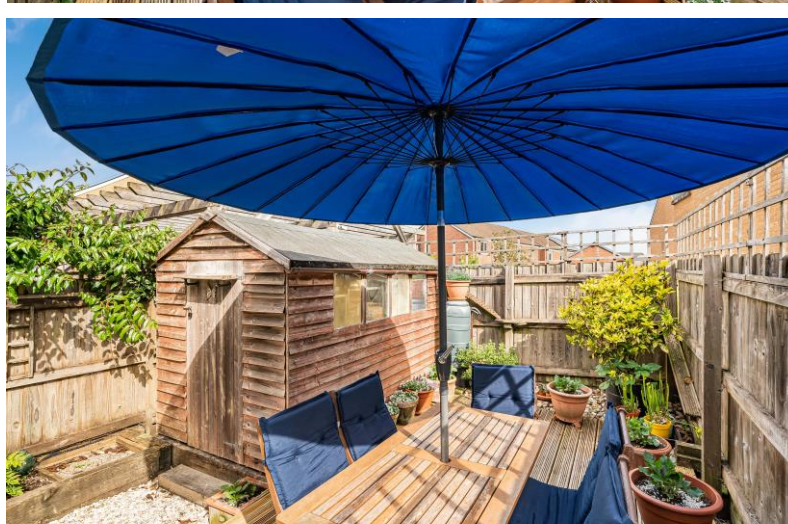
the location...

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 ensuite shower room with a tiled shower, wash basin, WC, and heated towel rail. The two additional bedrooms are light and airy, both carpeted and overlooking the rear garden.

Completing the accommodation is the family bathroom, offering practical vinyl flooring and comprising a tiled bath with shower over, wash basin and WC. A useful cupboard is located on the landing, along with a ceiling hatch providing access to the loft space.

The rear garden has been landscaped over two levels, with a rear gate providing direct access to the two off-road parking spaces behind the property.

Tenure - Freehold
Council Tax Band C





The Property
Ombudsman

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