



Modern Mid-Terrace Town House

CHECK OUT this modern and beautifully presented Mid-Terraced HOME in Cranbrook, arranged over 3 floors with 3/4 Bedrooms, Second Floor Living Room, Dining Room, Kitchen, Bathroom, Second Floor Shower Room, En-suite Shower Room and Downstairs Cloakroom as well as enclosed rear garden, a Garage and one parking space.

225 Tillhouse Road | Exeter | EX5 7FL





PROPERTY TYPE

Mid Terraced House



SIZE

1311 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

3



WARMTH

District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE



EPC RATING

84B



COUNCIL TAX BAND

D



in a nutshell...

- 3/4 Double Bedrooms
- Kitchen
- Dining Room and Sitting Room
- Enclosed Rear Garden
- Bathroom and Shower Room
- En-suite Shower and Downstairs Cloakroom
- Garage and Off-Road Parking
- Close to Schools & Shops & Country Park
- Easy access to M5 & A30 & Rail Station

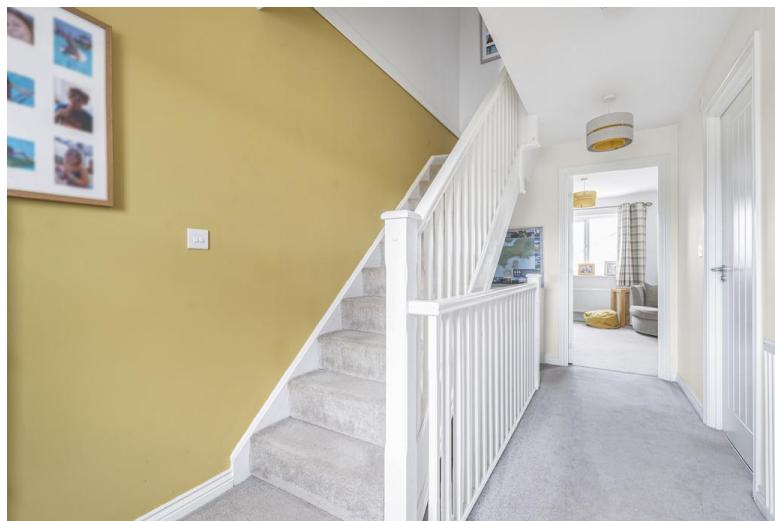




the details...

A paved pathway leads through the front garden, with decorative gravel displaying potted plants, to the front door which is sheltered beneath a storm porch. Inside, this property is beautifully presented with light and neutral décor and feels warm and welcoming with community central heating and double glazing. Arranged over three floors this home offers spacious and versatile accommodation, perfect for family living.

Once inside, you're greeted by a bright and spacious hallway with wood-effect luxury vinyl flooring that continues throughout the downstairs. Stairs rise to the first floor, and there's plenty of room to hang coats and tuck away shoes. Through a second door lies the kitchen, fitted with wood affect vinyl flooring, integrated appliances including an electric oven and ceramic hob with extractor, plus space for a washing machine, dishwasher and fridge/freezer. A loosely separated dining room offers plenty of space for gatherings, with French doors opening to the rear garden. Completing the ground floor is the Cloakroom, fitting with a WC and wash basin.



the floorplan...

**Approximate Gross Internal Area 1311 sq ft - 123 sq m
(Excluding Garage)**

Ground Floor Area 437 sq ft - 41 sq m

First Floor Area 437 sq ft - 41 sq m

Second Floor Area 437 sq ft - 41 sq m

Garage Area 192 sq ft - 18 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.



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Carpeted stairs lead up to the first-floor landing, where a front-facing window bathes the space in natural light. This floor includes a generously well-appointed double bedroom, a comfortable sitting room with a Juliet balcony, and a well-appointed bathroom. The sitting room is light and airy and could easily be reconfigured to create a fourth double bedroom if desired. The bathroom offers a clean, modern design, featuring tiled flooring, a tiled bath, wash basin, and WC.





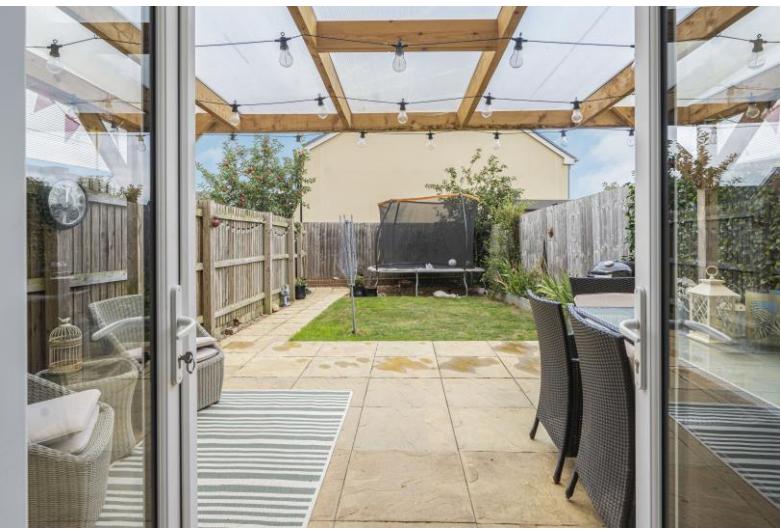
Further carpeted stairs lead to the second floor, which comprises two additional double bedrooms and a separate shower room. Both bedrooms are well-proportioned, with the Master bedroom enjoying the added benefit of a private en-suite, complete with wood-effect vinyl flooring, tiled shower, wash basin, and WC. The shower room is smartly designed with a tiled shower, wash basin, and WC.



Outside the rear garden is fully enclosed with a small patio and area of lawn, making it safe place for children and pets. There is also a pergola which creates an area of shade and shelter so that you are able to enjoy the garden no matter the weather. A gate at the end of the garden that leads directly to the garage and parking.

Tenure - Freehold
Council Tax Band D







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