



Detached Family Home

CHECK OUT this Detached Home occupied by one owner since new, with an open-plan Kitchen/Living/Dining Room, Three Bedrooms, Bathroom, Cloakroom, En-suite Shower Room, Enclosed Rear Garden, Garage and ample Parking in Cranbrook. This property is located close to local schools and the new town centre, with excellent road and rail links to the city of Exeter.

14 Mayfield Way | Exeter | EX5 7BE





PROPERTY TYPE

Detached House



SIZE

860 sq ft



LOCATION

Cranbrook



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

76C



COUNCIL TAX BAND

D



in a nutshell...

- Three Bedrooms
- Open- plan Kitchen/Living/Dining Room
- Fully Integrated Kitchen
- Bathroom, Cloakroom & En-suite Shower Room
- Enclosed Rear Garden
- Garage & Off Road Parking
- Close to New Town Centre
- Excellent travel links to Exeter
- Easy access to M5 & A30 & Rail Station





the details...

Check out this DETACHED family home with an open-plan Kitchen/Living/Dining Room, Three Bedrooms, Bathroom, Cloakroom, En-suite Shower Room, Enclosed Rear Garden, Garage and ample Parking in Cranbrook. This property is close to local schools and the new town centre, with excellent road and rail links to the city of Exeter.

The front of the property is attractive with a red brick exterior and front garden with mature shrubs that border a paved pathway to the entrance. The front door is sheltered beneath a Storm Porch and leads into the entrance hallway with a storage cupboard and practical cloakroom, with WC and Wash Basin. Inside it is warm and welcoming with community central heating and double glazing.

Leading off of the Entrance Hallway is the Lounge/Dining area which is spacious with french doors leading to Rear Garden. The Kitchen is loosely separated making this fantastic space for entertaining. The Kitchen is fully integrated with an electric double oven, electric hob, washing machine, dishwasher and fridge/freezer and benefits from a window to the front of the property ensures this room is flooded with natural light.

Upstairs there are three Bedrooms, two of will accommodate at least a double bed and the third a single room which is currently being used as an office space. The Master Bedroom benefits from a double fitted wardrobe, further built in storage above the bed and an En-suite Shower Room with double shower, WC, wash basin and radiator. Completing the accommodation is the Family Bathroom with a bath, integrated shower head, wash basin WC and heated towel rail.

Outside the good sized rear garden is mainly laid to lawn with an area of patio. It is level and full enclosed making it a safe place for both children and pets. A side gate leads to the driveway with space to park two cars and the garage with an up and over door, electric and light.

Tenure - Freehold
Council Tax Band D



the floorplan...

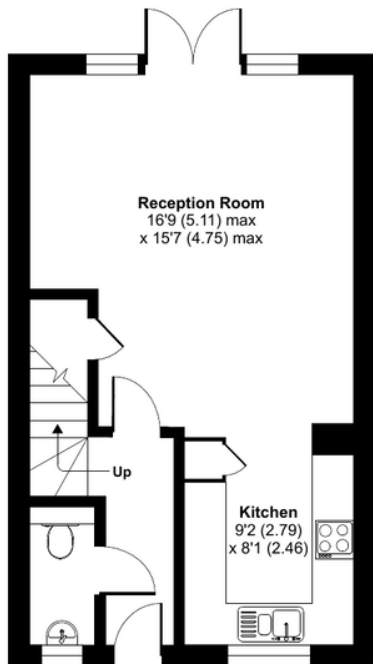
Mayfield Way, Cranbrook, Exeter, EX5

Approximate Area = 860 sq ft / 79.9 sq m

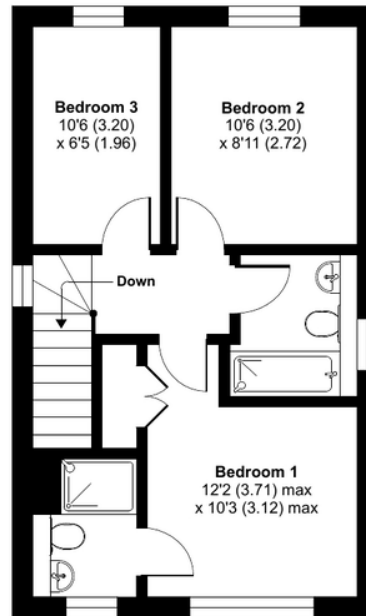
Garage = 166 sq ft / 15.4 sq m

Total = 1026 sq ft / 95.3 sq m

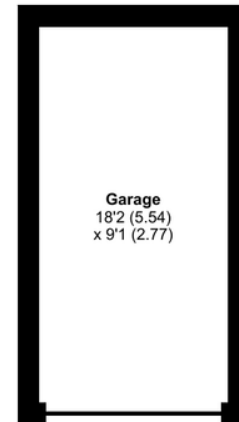
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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Ashtons Complete (Complete Property). REF: 1264915



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