



End-Terrace Town House

CHECK OUT this modern end-terraced home in Cranbrook. Set over 3 floors with 3 double bedrooms, a spacious living/dining space, kitchen, bathroom and en-suite shower room. There is an enclosed rear garden and off-road parking, all within easy reach of the new town centre, local schools and great road and rail links into Exeter.

32 Long Culvering | Exeter | EX5 7ES



thoroughly good property agents



PROPERTY TYPE

End Terrace Town House



SIZE

916 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

72 C



COUNCIL TAX BAND

C



in a nutshell...

- NO ONWARD CHAIN
- 3 Double Bedrooms
- Sitting Room/Dining Room
- Kitchen/Breakfast Room
- Bathroom and En-Suite Shower Room
- Enclosed Rear Garden
- Off Road Parking
- Local Schools & Rail Station
- Easy access to Exeter, M5 & A30





the details...

A paved pathway leads to the front door, opening into an entrance hallway with space to hang coats and store everyday essentials. An internal door leads through to the spacious sitting and dining room, a welcoming space with a large front-facing window, a built-in storage cupboard and stylish herringbone laminate flooring. There's plenty of room here for both a comfortable sofa arrangement and a dining table

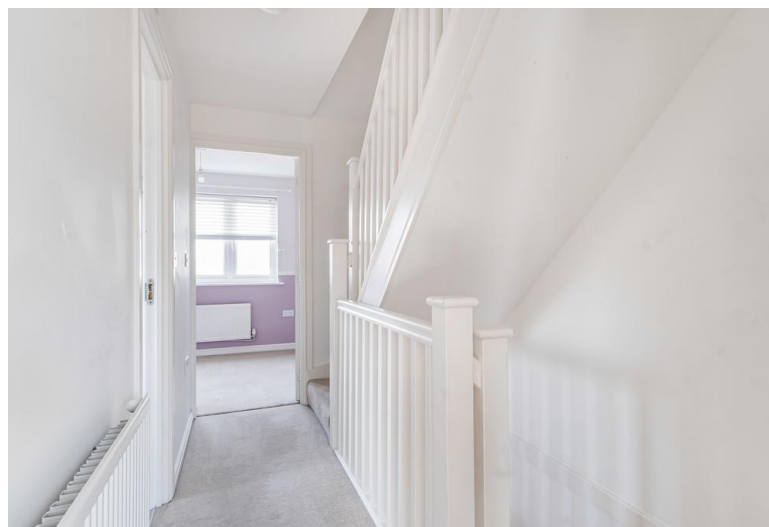
A further door leads into the modern kitchen, finished with elegant gloss-white units, matching wall cabinets and classic white subway tiles. The layout includes an integrated electric oven, ceramic hob, extractor, washing machine and built-in bin storage, with additional space for a fridge-freezer. French doors open directly onto the rear garden, creating a natural flow between the indoor space and the outdoors.

Carpeted stairs rise to the first floor, which offers 2 double bedrooms and a family bathroom. The bathroom is finished with wood-effect vinyl flooring and includes a tiled bath with shower over, WC and wash basin.

Further stairs lead to the master bedroom, with a useful storage cupboard located just outside the door. The bedroom itself is spacious, easily accommodating a double bed and additional furniture. It also enjoys a generous en-suite, fitted with a tiled shower, wash basin, WC and built-in shelving for practical storage.

Outside, the rear garden is mainly laid to lawn, extending around the side of the property to create a useful additional area. At the far end, a decked section provides space for seating and houses a garden shed. A side gate offers convenient access to the off-road parking located beside the property.

Tenure - Freehold
Council Tax Band C



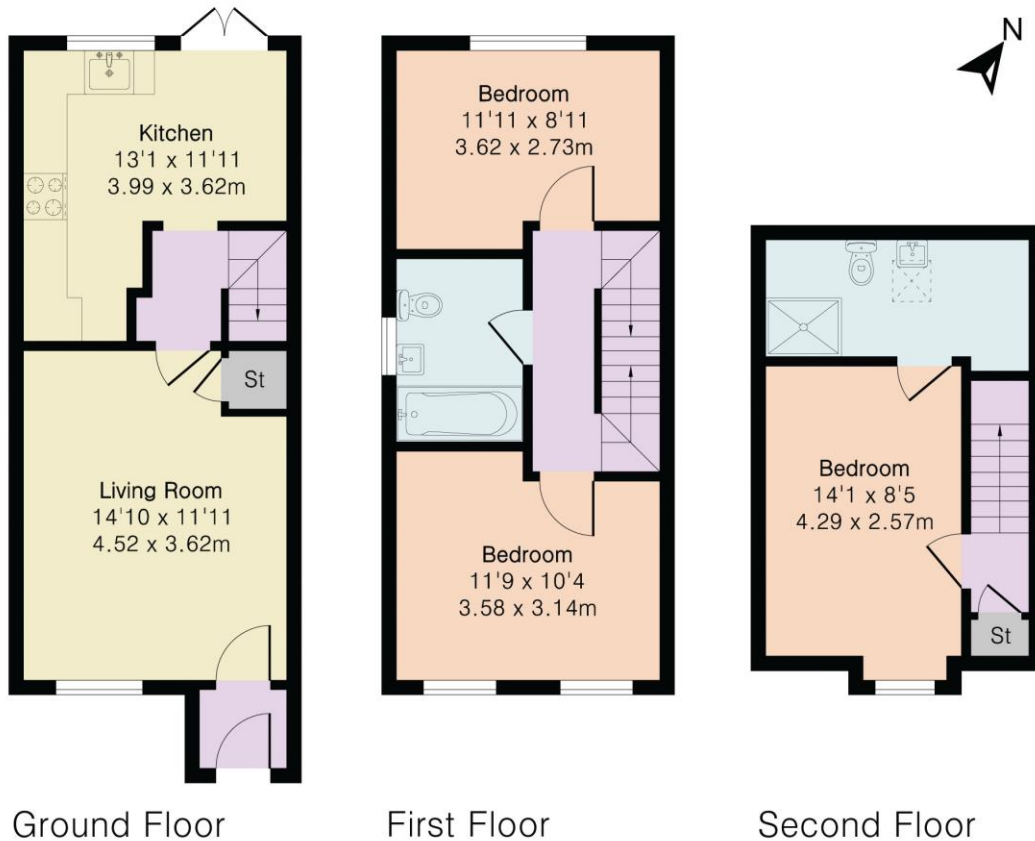
the floorplan...

Approximate Gross Internal Area 916 sq ft - 85 sq m

Ground Floor Area 352 sq ft – 33 sq m

First Floor Area 337 sq ft – 31 sq m

Second Floor Area 227 sq ft – 21 sq m



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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bear in mind...

This property comes with 2 parking spaces in-tandem to the side of the property.



the location...

Shopping – Local Morrisons and Co-operative shops

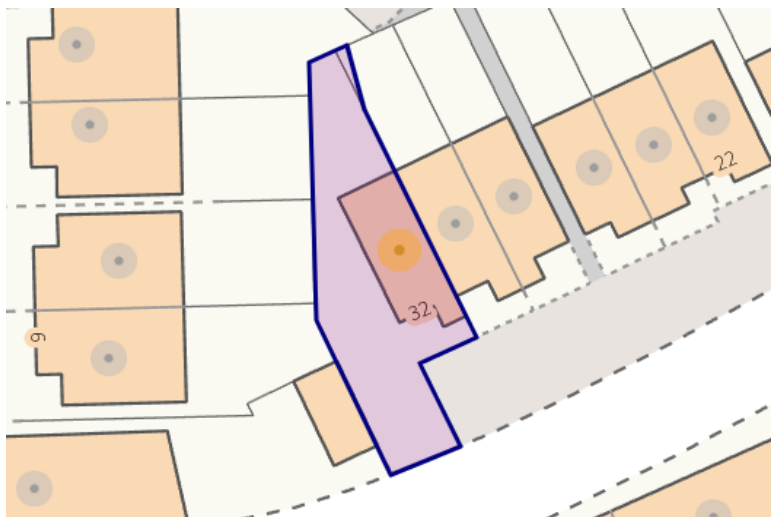
Relaxing – The Cranbrook Country Park

Travel – Local access to the M5 and the Cranbrook Train Station

Schools - Cranbrook Education Campus and St Martin's C of E Primary & Nursery School

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7ES**





Need a more complete picture? Get in touch with your local branch...

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