

A great opportunity to purchase a new-to-the-market three-bedroom detached family home with two double bedrooms and a big size third bedroom, with the master served by an en-suite. A separate living room and kitchen diner which leads through to the garden and outside office/gym. Call the team to arrange a viewing!

24 Broad Park | Exeter | EX5 7JQ

complete.

thoroughly good property agents

PROPERTY TYPE
Detached House

SIZE
922 sq ft

LOCATION
Town

AGE
Modern

BEDROOMS
3

RECEPTION ROOMS
1

BATHROOMS
2

WARMTH
EON District Heating System

PARKING
Off Road Parking for 2 Cars

OUTSIDE SPACE
Garden

EPC RATING
83 B

COUNCIL TAX BAND
D

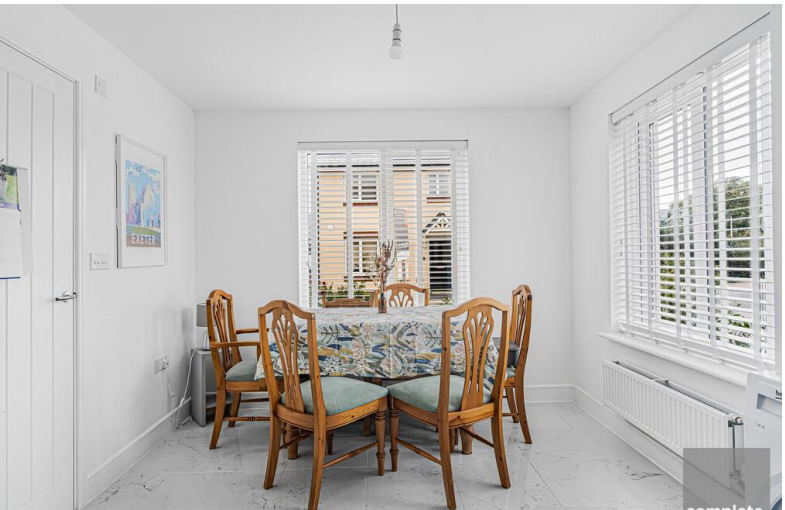


in a nutshell...

- Three Bedrooms
- Detached
- Under New Build Warranty
- Modern Kitchen Diner
- Living Room Through to Garden
- Garden with Home Office/Gym
- En suite, Family Bathroom & WC
- Easy access to M5, A30 and Exeter
- Good Condition




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the details…

Situated in a convenient central location in Cranbrook, this modern detached home offers well-presented accommodation, a low-maintenance garden and a versatile outside office or home gym. Still benefiting from the new-build warranty, the property is an excellent choice for buyers seeking a modern home with practical living space and easy access to local amenities.

Upon entering, the property offers a welcoming and contemporary feel, with attractive marble flooring running throughout the entrance hall and kitchen diner, complemented by carpeting in the living room. The modern kitchen/diner provides an ideal space for everyday family life and entertaining, while the separate living room offers a comfortable place to relax.

Upstairs, there are three bedrooms, comprising two doubles and a single room. The principal bedroom benefits from its own en-suite shower room, while a separate family bathroom serves the remaining bedrooms. The third bedroom offers excellent flexibility and could be used as a home office, dressing room or walk-in wardrobe, depending on individual requirements. A convenient downstairs WC further enhances the practicality of the accommodation.



what the owner loves most…



the floorplan...

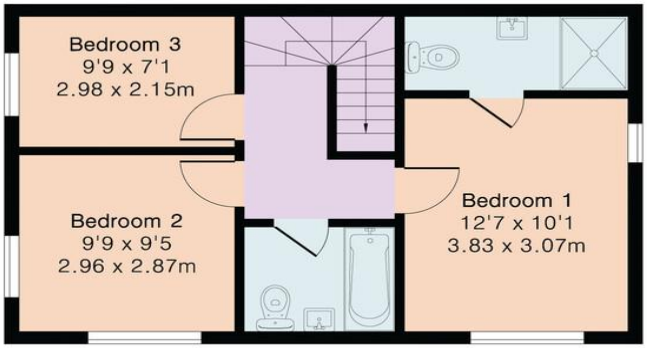
Approximate Gross Internal Area 922 sq ft - 86 sq m
(Excluding Outbuilding)
Ground Floor Area 461 sq ft – 43 sq m
First Floor Area 461 sq ft – 43 sq m
Outbuilding Area 112 sq ft – 10 sq m



Outbuilding



Ground Floor



First Floor

PINKPLAN

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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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...

Type here..



the location...

Outside, the property benefits from a low-maintenance garden, ideal for enjoying the warmer months without extensive upkeep. An additional outside office or home gym provides valuable extra space, perfect for those working from home, exercising or requiring a separate area for hobbies.

Location is a key feature of this home, with the property situated within walking distance of popular local venues, including The Cranberry Farm and Jack in the Green. Cranbrook's local amenities are also close by, including shops, bus stops and Morrisons supermarket, making this an ideal location for convenient day-to-day living.

Combining modern interiors, flexible accommodation, useful additional workspace and a convenient central location, this detached home is well worth viewing.

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A fee is payable for the completion of these checks:

- Vendors: £25 + VAT per person
- Purchasers: £37.50 + VAT per person

The applicable fee is payable when the AML verification process is requested and covers the cost of carrying out the required identity and AML checks. Additional checks may be required where necessary to satisfy our legal and regulatory obligations.

Please note that payment of the AML verification fee does not guarantee that a transaction will proceed and does not form part of our estate agency commission.









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