



End-Terrace Home

Complete are excited to welcome to the market a larger-than-average end-terrace three-bedroom property. Benefitting from two parking spaces, a generously sized mature garden with outbuilding, a kitchen diner with a fantastic space for a dining table and a lovely, bright living room. Well worth a look!

28 Brooks Warren | Exeter | EX5 7AJ



thoroughly good property agents



PROPERTY TYPE

End Terrace Home



SIZE

948 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

TBC



COUNCIL TAX BAND

C



in a nutshell...

- Three Bedrooms
- Modern Kitchen/Diner
- Living Room
- Family Bathroom and Cloakroom
- Two Parking Spaces
- Japanese-themed Mature Garden
- Outbuilding/Shed with Electric & Heating
- South-West Facing Garden
- Easy access to M5 & A30





the details...

A new-to-the-market property offering a bright and spacious interior, with a thoughtfully designed layout that maximises both natural light and functionality. The welcoming entrance hall, finished with carpeting, leads into a generous living room, also fully carpeted, creating a warm and comfortable space for relaxing or entertaining. The kitchen dining area is both practical and stylish, with durable vinyl flooring underfoot and wood-effect cupboards providing ample storage. It comes well equipped with an integrated oven, electric hob, and cooker hood, along with dedicated space for a washing machine and fridge freezer. Just off the front door offers a handy WC which houses the fusebox.

Carpeted stairs lead to the first floor, where the landing and all three bedrooms are also fully carpeted, enhancing the home's sense of comfort throughout. The bedrooms are a great size and versatile, ideal for family life, guests, or home working, bedroom 1 and 2 are comfortably double size bedrooms with ample space for other furniture, the third bedroom being a good enough size to house a double bed, it also benefits from built in storage. The family bathroom is fitted with a modern suite and features a shower over the bath, offering both convenience and flexibility.

Externally, the property boasts a maintained, mature Japanese-themed rear garden designed for low maintenance. This tranquil outdoor space includes a patio area for seating, with decorative stones leading through the garden to an external shed. The shed is a lovely feature, benefitting from built-in electricity, lighting, and heating-making it ideal for use as a workshop, studio, or additional storage. The plot extends to the side of the property where grass and two-trees are situated, as well as a gravel area towards the front of the property. In the summer the garden is a dream for alfresco dining with a south-west orientation perfect for sunny evenings.

Further benefits include allocated parking and proximity to a range of local amenities, schools, and green spaces. Excellent transport links provide easy access to Exeter and surrounding areas.

Brooks Warren represents an excellent opportunity to acquire a stylish, well-equipped, and low maintenance home in a thriving and well connected community. The already established local cul-de-sac community help each other every day with accepting parcels and taking the bins out! Situated in a lovely, family orientated part of Cranbrook, this attractive property is ideal for families, first-time buyers, or those seeking a well connected yet peaceful setting.

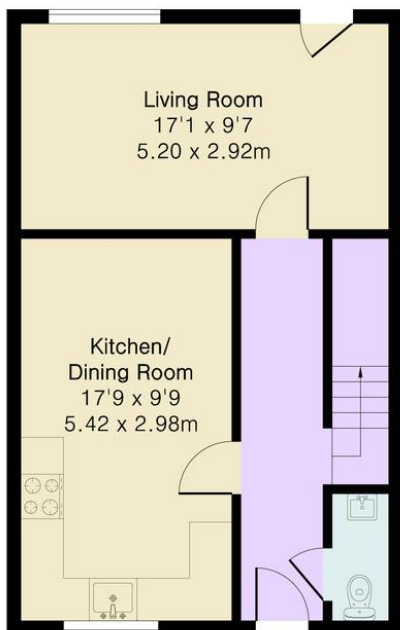
Tenure: Freehold
Council Tax Band C



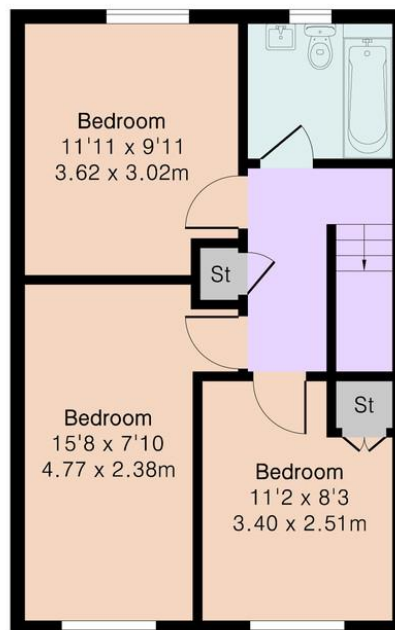
Approximate Gross Internal Area 948 sq ft - 88 sq m

Ground Floor Area 474 sq ft – 44 sq m

First Floor Area 474 sq ft – 44 sq m



Ground Floor



First Floor



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complete.

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the location...





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