



Modern End-Terrace HOME

CHECK OUT this modern, beautifully presented End-Terraced HOME in Cranbrook with 3 bedrooms, living room, separate kitchen/dining room, bathroom and en-suite shower room. Benefiting from a spacious rear garden and two parking spaces. Situated only a short distance from the new town centre and shops.

30 Radfords Turf | Exeter | EX5 7DX



thoroughly good property agents



PROPERTY TYPE

End Terraced House



SIZE

840 sq ft



LOCATION

Cranbrook



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Eon Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

85 B



COUNCIL TAX BAND

C



in a nutshell...

- 3 Bedrooms
- Living Room
- Kitchen/Dining Room
- Enclosed Rear Garden
- En-suite Shower + Bathroom
- Off Road Parking for Two Cars
- Excellent Transport Links
- Local Schools & Rail Station
- Easy access to M5, Exeter & A30





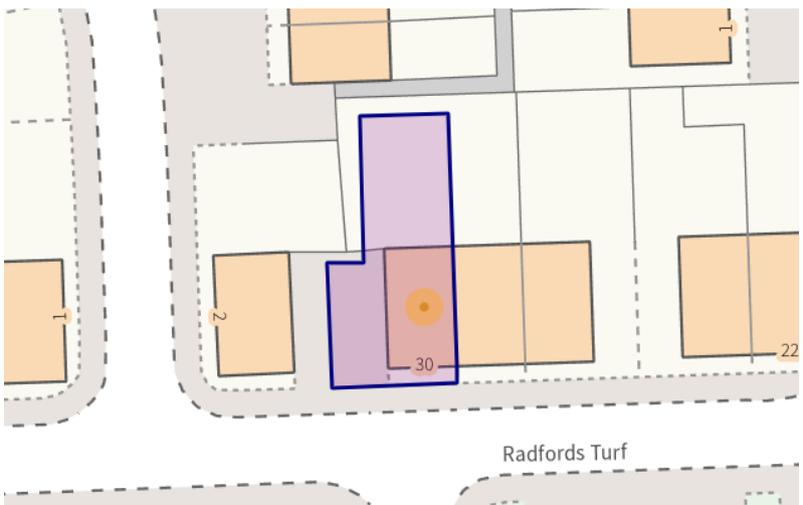
the details...

A paved pathway leads to the front door which is bordered by an area of decorative gravel showcasing mature shrubs and plants. Inside, the home is beautifully presented with fresh, light, and neutral décor, creating a modern and inviting atmosphere.

The front door opens into a welcoming entrance hallway, offering space to hang coats and store shoes, with stairs rising to the first floor. To your left, step into the spacious sitting room, bathed in natural light from a front-facing window.

To the rear of the property is the modern kitchen. This well-appointed room features generous worktop space and a sleek range of fitted base and wall units, providing ample storage. Integrated appliances include an electric double oven, ceramic hob with extractor fan and space for a fridge/freezer, dishwasher, and washing machine. With room for a dining table and French doors opening directly onto the garden, the kitchen offers a seamless blend of everyday comfort and entertaining potential.

Completing the ground floor in the cloakroom featuring a WC and wash basin.

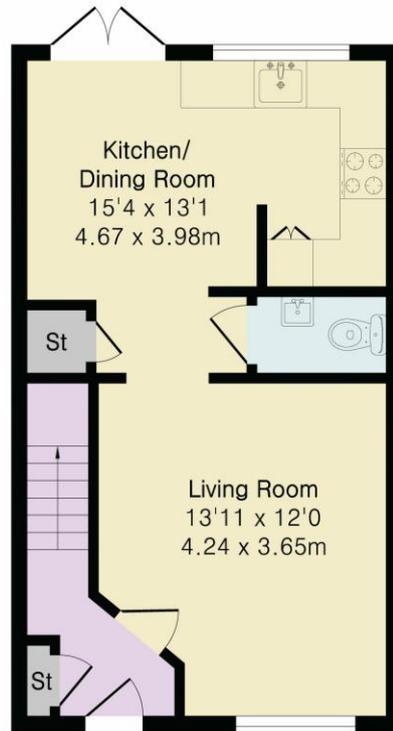


the floorplan...

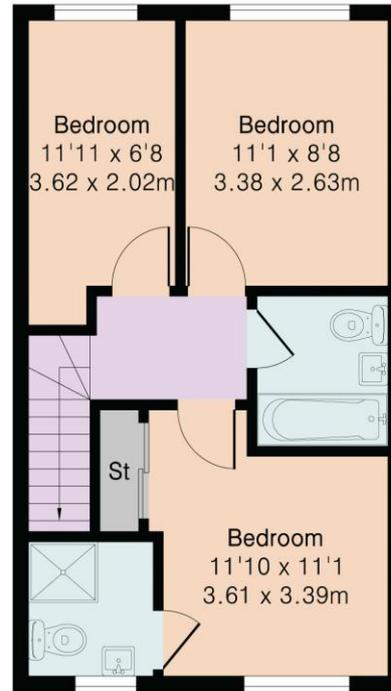
Approximate Gross Internal Area 840 sq ft - 78 sq m

Ground Floor Area 420 sq ft – 39 sq m

First Floor Area 420 sq ft – 39 sq m



Ground Floor



First Floor



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.

complete.

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Upstairs, the property offers three inviting bedrooms, including two well-proportioned doubles. The principal bedroom is a generous size, enhanced by a contemporary en-suite shower room complete with a tiled shower, wash basin, WC, and practical vinyl flooring. The two additional bedrooms are light and airy, both carpeted for comfort and enjoying peaceful views over the rear garden.

The final room on the first floor is the family bathroom, thoughtfully appointed with practical vinyl flooring, a tiled bath, WC and wash basin.

Outside, the rear garden is mainly laid to lawn with a patio area that offers a comfortable spot for outdoor seating and relaxed entertaining. A side gate provides convenient access to the two off-road parking spaces positioned to the side of the property.





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

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