



Semi Detached Home

Welcome to the market this modern Semi Detached HOME. Modern Kitchen, Living Room diner, 2 Double Bedrooms, Bathroom & Cloakroom. Rear Garden with decking, Off Road Parking. Plenty of space & natural light. Local schools, shops, amenities, rail station & easy access to M5 & Exeter.

7 Three Corner Field | Exeter | EX5 7DH





PROPERTY TYPE

Semi-Detached House



SIZE

956 SQFT



LOCATION

Cranbrook



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

75C



COUNCIL TAX BAND

B



in a nutshell...

- 2 Double Bedrooms
- 2 Off Road Parking Spaces
- Modern Kitchen
- Spacious Lounge Diner
- Family Bathroom And Downstairs WC
- Enclosed Rear Garden
- Ideal First Home
- Local Town Centre & Supermarket
- Easy access to M5, Exeter & A30





the details...

This fabulous, modern, semi-detached property offers two double bedrooms, an enclosed rear garden and off-road parking, in the ever-evolving new town of Cranbrook. Conveniently located close to local shops and amenities, it also benefits from excellent road and rail links to the city of Exeter.

Beautifully presented throughout with stylish décor, the home feels warm and welcoming, benefiting from community central heating and double glazing.

The accommodation briefly comprises an entrance hallway with a convenient cloakroom and useful under-stairs storage, a spacious kitchen room with ample space for family meals and entertaining, a modern fitted kitchen, and a bright living room diner with direct access to the rear garden.



what the owner loves most...

This home is well positioned in a quiet area of the town but still walking distance from shops and the school

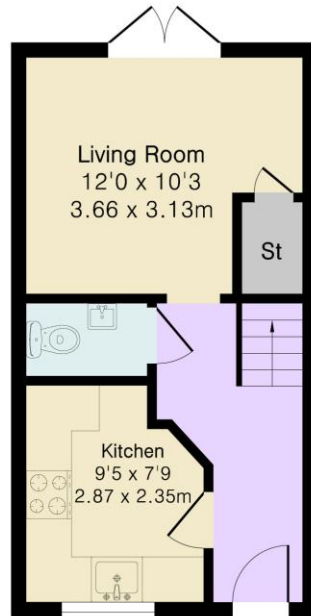


the floorplan...

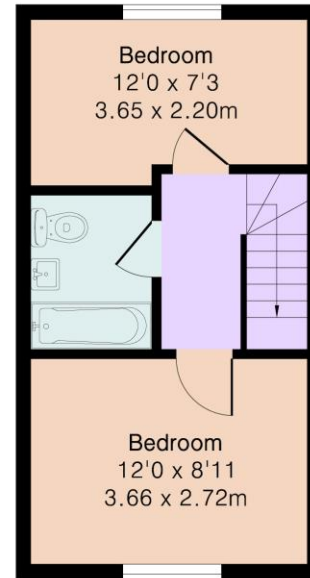
Approximate Gross Internal Area 568 sq ft - 52 sq m

Ground Floor Area 284 sq ft – 26 sq m

First Floor Area 284 sq ft – 26 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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complete.

bear in mind...

This property benefits from two parking spaces to the rear of the garden



complete.

the location...

Upstairs are two generous double bedrooms, one benefiting from a built-in storage cupboard, along with a modern family bathroom including a fitted over bath shower head.

Outside, the fully enclosed rear garden provides a safe and private space for children and pets, with a decked and paved seating area, wiring for a hot tub, a timber storage shed, and gated side access. To the front is an outside tap, while a tarmac driveway to the rear of the property provides parking for two vehicles.

Tenure - Freehold
Council Tax Band - B





complete.

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

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