



Semi-Detached FAMILY home

This well presented three-bedroom semi-detached home is new to the market offering a front garden, rear garden, integral garage and parking in front of the garage externally. Internally, offering a spacious lounge, lovely kitchen diner and three good size bedrooms.

12 Yarlington Mill | Exeter | EX5 7FJ





PROPERTY TYPE

Semi-Detached Home



SIZE

849 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2 & WC



WARMTH

EON District Heating
System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

TBC



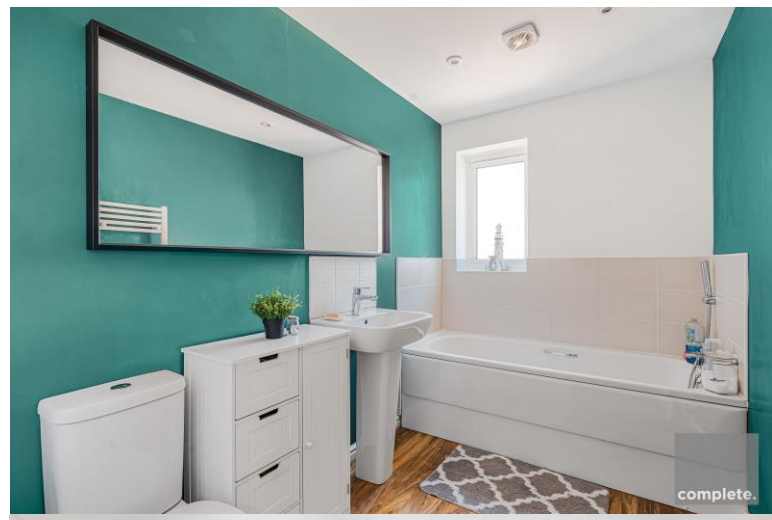
COUNCIL TAX BAND

D



in a nutshell...

- Three Bedrooms
- Modern Kitchen/Diner
- Spacious Living Room
- Family Bathroom, En Suite and Cloakroom
- Enclosed Rear Garden
- Solar Panels
- Close to New Town Centre
- Excellent travel links to Exeter
- NO ONWARD CHAIN





the details...

Beautifully Presented Three Bedroom Home with Landscaped Garden, Garage & Owned Solar Panels on Completion

Complete Estate Agents are delighted to present this beautifully maintained three-bedroom semi-detached home, situated within the sought after town of Cranbrook. Offering spacious and well balanced accommodation throughout, this attractive property is ideal for first-time buyers, growing families or those looking to enjoy modern living in a convenient location.

Upon entering the property, you are welcomed by an entrance hall with access to the generous lounge which provides a wonderful space to relax and entertain, benefitting from an abundance of natural light and ample room for a variety of furnishings.

To the rear of the property is the impressive kitchen/dining room, offering a fantastic sociable space for everyday family life and entertaining. The modern fitted kitchen comprises a range of integrated appliances including an electric oven, hob, cooker hood, washing machine, fridge and freezer, with space for a dining table and direct access to the rear garden.

The first floor offers three well proportioned bedrooms, comprising two comfortable double bedrooms and a generous single bedroom, perfect for a child's room, guest bedroom or home office. The principal bedroom benefits from its own en suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom.



what the owner loves most...

“the family friendly area, we are walking distance from the country park and the new town centre!”

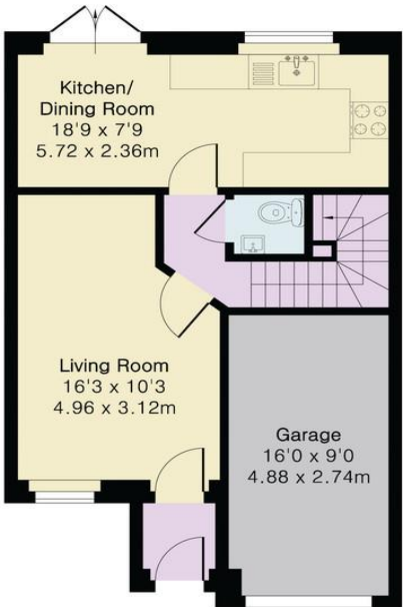


**Approximate Gross Internal Area 849 sq ft - 79 sq m
(Excluding Garage)**

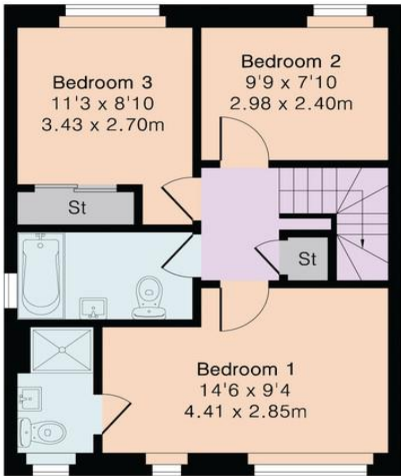
Ground Floor Area 394 sq ft – 37 sq m

First Floor Area 455 sq ft – 42 sq m

Garage Area 130 sq ft – 12 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.



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complete.

bear in mind...

There is NO ONWARD CHAIN, meaning the legal work can begin straight away with no delays.



complete.

the location...

Externally, the property enjoys attractive outdoor space to both the front and rear. The front garden enhances the property's kerb appeal and is accompanied by a private driveway providing off-road parking, together with an integral garage which benefits from power, offering excellent storage or workshop potential.

A particular highlight of the property is the beautifully landscaped rear garden, which has been carefully designed to act as a natural extension of the living accommodation. Creating an impressive outdoor living space, the garden combines attractive gravelled terrace, lawn, mature planting and a useful garden shed, offering the perfect balance of practicality and relaxation. Whether hosting family and friends, enjoying outdoor dining or simply taking in the surrounding greenery, this versatile space provides an inviting setting that can be enjoyed throughout the seasons effectively extending the home's living area beyond its walls.

A standout feature of this home is its owned solar energy and battery storage system, providing an excellent opportunity to reduce electricity costs and improve energy efficiency. The current owner intends to purchase the solar panels outright prior to completion, meaning the new owner will benefit from full ownership of both the solar generation and battery storage systems. This allows excess electricity generated during the day to be stored for use during peak periods, maximising savings and reducing reliance on the grid. Electricity charges remain based on usage, and further information regarding the solar panels, battery storage system and associated running costs is available upon request through Complete Estate Agents.

Located within the thriving community of Cranbrook, the property is ideally positioned close to local amenities, schools, parks, supermarkets and transport links, including easy access to Exeter, Exeter Airport and major road networks, making it an excellent choice for commuters and families alike.

Council Tax Band D

Tenure: Freehold





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picture? Get in touch with
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