



## Mid-Terrace Home

Welcome to the market this well presented and conveniently placed two-bedroom family home. Offering an open plan style downstairs and two double bedrooms upstairs with a garden and parking at the rear. Close to local transport links and shops, very well placed as a first home or rental investment.

24 Burrough Fields | Exeter | EX5 7AN



thoroughly good property agents



PROPERTY TYPE

Mid-Terrace Home



SIZE

602 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

73 C



COUNCIL TAX BAND

B



### in a nutshell...

- Two Double Bedrooms
- Open Plan Kitchen/Living
- Family Bathroom & WC
- Garden & Shed
- Parking at the Rear
- Close to Local Amenities
- Walking Distance to Train Station
- Easy access to M5, A30 and Exeter
- NO ONWARD CHAIN





## the details...

Situated in the popular town of Cranbrook, this well-presented two bedroom home offers modern living with practical features throughout, making it an ideal first time purchase or investment opportunity. Conveniently located within walking distance of Cranbrook train station, the property is perfectly positioned for commuters and those seeking excellent transport links.

The front door opens into a convenient entrance area with a downstairs WC, a useful cupboard housing the boiler, and additional space for a washing machine and extra storage within the cupboard. Past the entrance area is a bright and spacious open-plan kitchen/diner, offering space for a fridge freezer and dishwasher. The kitchen is already fitted with an oven, electric hob, and cooker hood, creating a functional and sociable space for everyday living. On from the kitchen is the living area fit enough for a good size sofa, television area and any other household decor. Upstairs, the property offers two generous double bedrooms along with a family bathroom fitted with a shower. Outside, the garden has been laid with turf and includes established strawberry plants, a garden shed, and a rear gate providing access to the allocated parking space for one car.

Located close to local amenities, schools, and transport links, this property combines comfort, convenience, and modern living in a popular residential location.

Tenure: Freehold  
Council Tax Band B



## what the owner loves most...

“the convenience of being close to the local shops as well as the train station is fantastic for day-to-day life”



the floorplan...

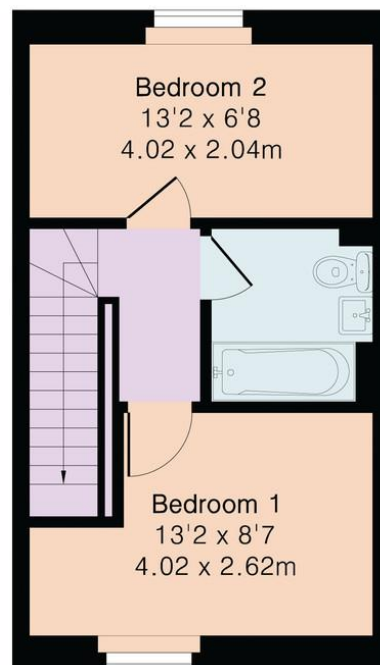
**Approximate Gross Internal Area 602 sq ft - 56 sq m**

Ground Floor Area 301 sq ft – 28 sq m

First Floor Area 301 sq ft – 28 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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bear in mind...

This property comes with no onward chain, therefore minimizing any unexpected circumstances affecting your purchase!





The Property  
Ombudsman

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