

Detached FAMILY HOME

Welcome to the market this lovely three-bedroom detached home ready to go with NO ONWARD CHAIN! Offering house-length kitchen diner and living room, two double bedrooms and a good-size single bedroom. Bathroom, Ensuite and downstairs WC. Combined with a private garden, garage and parking for two cars. Call our team to arrange a viewing!

11 Three Corner Field | Exeter | EX5 7DH

complete.
thoroughly good property agents

PROPERTY TYPE
Detached Home

SIZE
984 sq ft

LOCATION
Town

AGE
Modern

BEDROOMS
3

RECEPTION ROOMS
1

BATHROOMS
2

WARMTH
EON District Heating System

PARKING
Garage, Off Road Parking

OUTSIDE SPACE
Garden

EPC RATING
69 C

COUNCIL TAX BAND
D



in a nutshell...

- Three Bedrooms
- Modern Kitchen/Diner
- Garage
- Two Parking Spaces
- Charles Church Build
- Private Garden
- Easy access to M5 and A30
- Excellent travel links to Exeter
- NO ONWARD CHAIN









the details…

Situated in the popular town of Cranbrook, this well-proportioned three-bedroom detached home, built by Charles Church, offers spacious living accommodation, a private garden, a garage and parking for two vehicles. With a practical layout, well-sized bedrooms and the added benefit of no onward chain, this property presents an excellent opportunity for a range of buyers, including families, first-time buyers and those looking to move with a smoother purchase process.

The ground floor features a spacious, house-length kitchen/diner, providing an excellent area for everyday family life, cooking and entertaining. The generous proportions offer plenty of room for a dining table, while direct access to the rear garden allows for an easy connection between indoor and outdoor living. The separate living room is also house-length, creating a comfortable and inviting space to relax. With its own access to the garden, the living room benefits from a pleasant outlook and provides additional flexibility for enjoying the outside space.

Upstairs, the property offers three bedrooms, comprising two double bedrooms and a single bedroom, making it suitable for families, guests or those requiring a home office. The principal bedroom benefits from its own en-suite, providing added privacy and convenience, while the remaining bedrooms are served by a family bathroom. A downstairs WC completes the ground-floor accommodation.



what the owner loves most…

“the property is in a lovely, family friendly area and walking distance to local amenities”



the floorplan...

Approximate Gross Internal Area 984 sq ft - 92 sq m
(Excluding Garage)
Ground Floor Area 492 sq ft – 46 sq m
First Floor Area 492 sq ft – 46 sq m
Garage Area 202 sq ft – 19 sq m



PINKPLAN

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complete.

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bear in mind...

This property is being sold with NO ONWARD CHAIN.



the location...

Outside, the property enjoys a private rear garden, offering space to relax, entertain and enjoy the outdoors. Further benefits include a garage and driveway parking for two vehicles in front of the garage, providing valuable off-road parking and additional storage options.

Cranbrook offers a range of local amenities, shops, schools and transport links, making it a popular choice for commuters and families alike, with convenient access to Exeter and the surrounding areas.

Offered to the market with no onward chain, this detached Charles Church home combines spacious accommodation, practical parking and a private garden in a sought-after residential location. Early viewing is highly recommended.

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A fee is payable for the completion of these checks:

- Vendors: £25 + VAT per person
- Purchasers: £37.50 + VAT per person

The applicable fee is payable when the AML verification process is requested and covers the cost of carrying out the required identity and AML checks. Additional checks may be required where necessary to satisfy our legal and regulatory obligations.

Please note that payment of the AML verification fee does not guarantee that a transaction will proceed and does not form part of our estate agency commission.









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