



## Mid-Terraced Town House

CHECK OUT this immaculate mid-terrace town house in Cranbrook. Arranged over 3 floors, it offers 3 bedrooms, an open-plan living space with a stylish kitchen, a modern bathroom and a handy downstairs cloakroom. The enclosed rear garden provides a private spot to unwind, and there's off-road parking too.

**27 Ingrams Place | Exeter | EX5 7JW**



thoroughly good property agents



PROPERTY TYPE  
Town House



SIZE  
789 SQFT



LOCATION  
Cranbrook



AGE  
Modern



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
EON District Heating  
System



PARKING  
Off Road Parking



OUTSIDE SPACE  
Garden, Patio



EPC RATING  
86 B



COUNCIL TAX BAND  
C



### in a nutshell...

- Three Bedrooms
- Open Plan Living Space
- Modern Kitchen
- Bathroom & Cloakroom
- Enclosed Rear Garden
- Off-Road Parking with EV Charger
- Local Schools & Rail Station
- Easy access to M5, Exeter & A30
- Built in 2025





## the details...

A paved pathway leads through the lawned front garden to the front door, sheltered beneath a storm porch. Inside, the entrance hallway offers a welcoming first impression with space to hang coats and store shoes.

A door on your right opens to the open plan living space where herringbone wood-effect vinyl flooring adds a stylish finish and French doors open to the rear garden and fill the room with natural light. The kitchen is finished with elegant shaker style units and matching wall cabinets. The layout includes an integrated electric oven, ceramic hob and extractor, with additional space for a fridge-freezer and washing machine.

Carpeted stairs rise to the first floor, where you'll find 2 bedrooms and a family bathroom. The bathroom is finished with tile-effect vinyl flooring and includes a tiled bath with a shower over, a WC, a wash basin and a heated towel rail.

Further stairs lead to the master bedroom, with a useful storage cupboard positioned just outside the door. The bedroom itself is spacious, comfortably accommodating a double bed and additional furniture, and enjoys plenty of natural light from two skylights, along with views over the football pitch and the countryside beyond.

Outside, the rear garden features two lawned sections and a patio, with a paved pathway leading to the garden gate. From here, a further pathway takes you directly to the allocated off-road parking at the rear of the property.

Tenure - Freehold  
Council Tax Band C



## the floorplan...

### Approximate Gross Internal Area 789 sq ft - 73 sq m

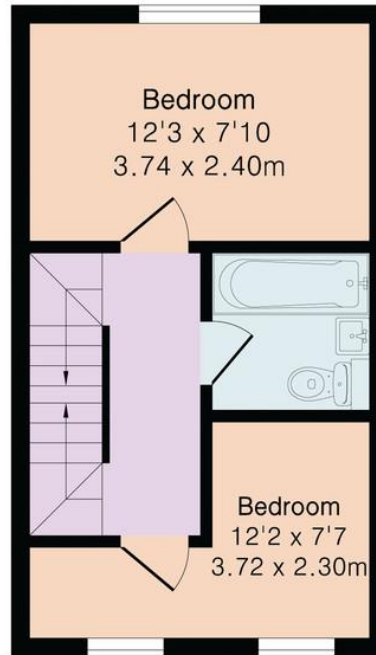
Ground Floor Area 273 sq ft – 25 sq m

First Floor Area 273 sq ft – 25 sq m

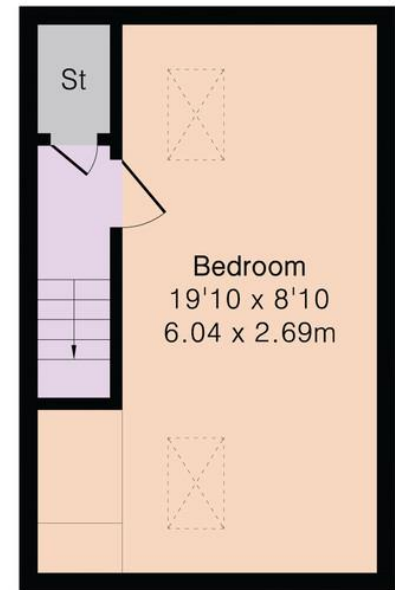
Second Floor Area 243 sq ft – 23 sq m



Ground Floor



First Floor



Second Floor

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## the location...

**Shopping – Local Morrisons and Co-operative shops**

**Relaxing – The Cranbrook Country Park**

**Travel – Local access to the M5 and the Cranbrook Train Station**

**Schools - Cranbrook Education Campus and St Martin's C of E Primary & Nursery School**

Please check Google maps for exact distances and travel times.

**Property postcode: EX5 7JW**





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

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