



Double Fronted Detached FAMILY HOME

CHECK OUT this DETACHED double fronted home, with a Sitting Room, Kitchen/Dining Room, Three Bedrooms, Bathroom, En-suite Shower & Cloakroom, Off Road Parking, Garage and spacious landscaped rear garden in Cranbrook.

10 Younghayes Road | Exeter | EX5 7DT





PROPERTY TYPE

Detached House



SIZE

966 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Heating System



PARKING

Garage



OUTSIDE SPACE

Garden



EPC RATING

TBC



COUNCIL TAX BAND

D



in a nutshell...

- 3 Bedrooms
- Bright and Airy Living Room
- Kitchen/Dining Room
- Spacious, Landscaped Garden
- En-suite Shower + Bathroom + Cloakroom
- Garage & Off Road Parking
- Plenty of Space & Natural Light
- Easy access to M5 & A30
- Excellent Transport Links





the first floor...

This double fronted home is spacious and immaculately presented throughout and benefits from community central heating and double glazing for improved comfort and efficiency.

The front door is sheltered beneath a storm porch and leads directly into the generous entrance hall, with stairs that rise to the second floor, a useful under stair cupboard and a cloakroom with a WC and wash basin.

The kitchen/dining room can be found on your left. This room is smart with white units and wood affect work tops. Windows overlook the front of the property and french doors open to the rear garden flooding the room with natural light. There is plenty of space for a dining table and the kitchen is fitted with an electric oven, ceramic hob, dishwasher, washing machine and space has for a fridge/freezer. Completing the ground floor is the bright and airy sitting room, which is carpeted for added comfort and enjoys natural light from three windows as well as french doors that lead out to the rear garden.



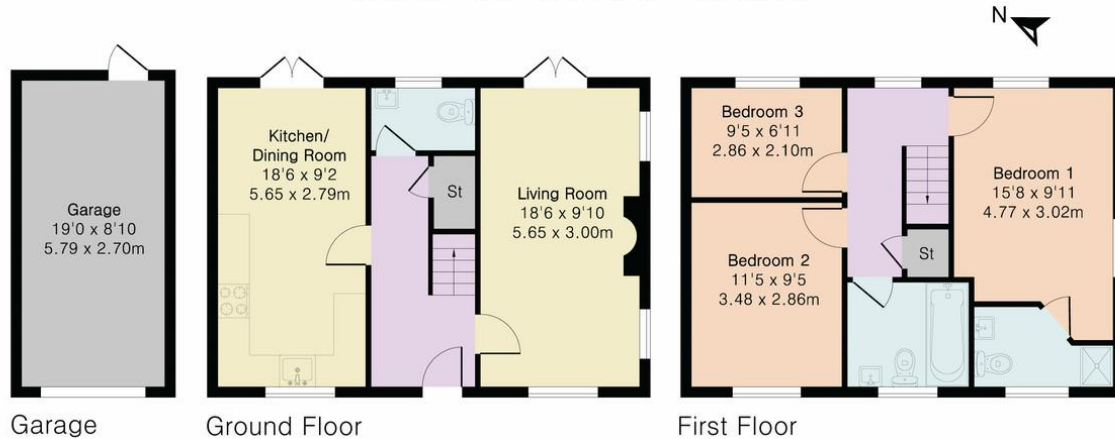
the floorplan...

**Approximate Gross Internal Area 966 sq ft - 90 sq m
(Excluding Garage)**

Ground Floor Area 483 sq ft – 45 sq m

First Floor Area 483 sq ft – 45 sq m

Garage Area 168 sq ft – 16 sq m



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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the second floor...

Upstairs there are three bedrooms. Bedroom's two and three are bright and sunny rooms and feel cosy with carpet throughout. The Master Bedroom is generous in size and benefits from a luxurious en-suite shower room fitted with a shower, WC and wash basin. Completing the accommodation is the modern family bathroom with tiled bath, wash basin and WC.



Outside there is a single garage with off-road parking in front. The garage benefits from electric, light, an up and over door and pedestrian door that opens to a paved pathway that leads to the rear garden. The rear garden has been upgraded with a patio, a neat lawn boarded by mature flowers and shrubs and a pergola. This beautifully landscaped garden is fully enclosed making a safe place for children and pets and the perfect place alfresco dining or BBQ's. A side gate leads around to the front of the property and provides alternative access.



Tenure - Freehold
Council Tax Band D







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

Tel [01392 422500](tel:01392422500)
Email exeter@completeproperty.co.uk
Web completeproperty.co.uk

Complete
141 Younghayes Rd
Cranbrook
EX5 7DR

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