



Semi-Detached Home

This lovely two-bedroom semi-detached home, newly for sale in Cranbrook is a fantastic opportunity to purchase a well-presented property, great parking facility and a lovely, sunny garden. Based in the heart of Cranbrook, close to the local country park and town centre, offering great value alongside daily convenience.

25 Inner Westland | Exeter | EX5 7EQ





PROPERTY TYPE

Semi-Detached House



SIZE

618 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

C



in a nutshell...

- Two Double Bedrooms
- Parking
- Sunny Garden
- Good Condition
- Walking Distance from Country Park
- Close to Local Amenities
- Near New Town Centre
- Easy access to M5, A30 and Exeter
- Excellent Transport Links





the details...

A well presented two-bedroom home situated within the popular and thriving community of Cranbrook, offering well thought-out style, a private sunny garden and an excellent layout ideally suited to first-time buyers, investors or those looking to downsize.

Upon entering the property, you are welcomed by a bright entrance hallway featuring attractive wood-effect flooring, creating a stylish and practical first impression. Conveniently positioned off the hallway is a useful ground floor cloakroom/WC. The spacious lounge provides a comfortable and inviting living environment, finished with soft carpeting underfoot and offering an ideal space in which to relax and unwind.

To the rear of the property, the kitchen dining room forms the heart of the home. Fitted with a range of units and complemented by durable vinyl flooring, the kitchen offers ample room for a dining table, making it perfect for both everyday meals and entertaining guests. Integrated appliances include an electric oven, electric hob and cooker hood, while additional space is available for a freestanding fridge freezer and washing machine or washer dryer.



what the owner loves most...

“the convenience of being so close to the country park, as well as having all the great facilities of the town centre so close”

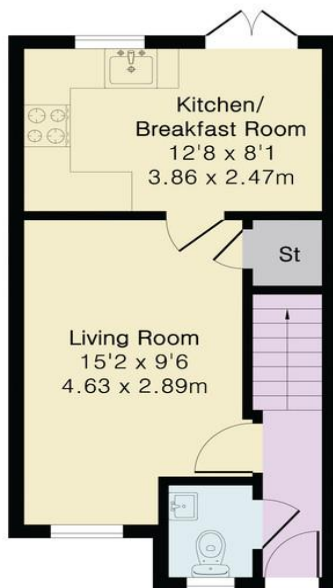


the floorplan...

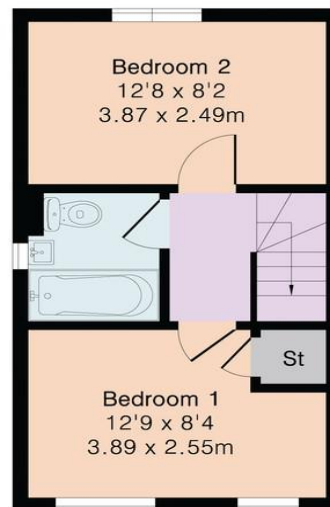
Approximate Gross Internal Area 618 sq ft - 58 sq m

Ground Floor Area 318 sq ft – 30 sq m

First Floor Area 300 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...

The garden is south-west facing meaning you'll get sun all day!



the location...

French doors lead directly from the kitchen into the rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living. The garden enjoys a sunny aspect and provides a delightful setting for al fresco dining, summer entertaining or simply enjoying the warmer months.

The first floor comprises two generous double bedrooms, both benefiting from comfortable carpeting and offering flexible accommodation for a variety of lifestyles. The stairs, landing and bedrooms are all carpeted, contributing to the warm and welcoming feel throughout the upper floor.

Combining practical living space, modern conveniences and an attractive outdoor area, this appealing home enjoys a sought-after location within easy reach of Cranbrook's local amenities, schools, transport links and surrounding countryside.

Early viewing is highly recommended to appreciate everything this charming property has to offer.

Tenure: Freehold
Council Tax Band C





complete.

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

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