



3 Bedroom Link Detached Property

This well-presented, Link detached family home, featuring three comfortable bedrooms, a bright and airy living/dining room, and modern style kitchen is perfect for a family home or first time buy. Perfectly situated close to local schools, with excellent road and rail links providing easy access to Exeter, A30 and M5

22 Higher Meadow | Exeter | EX5 7AX





PROPERTY TYPE

Link Detached Home



SIZE

854 SQFT



LOCATION

Cranbrook



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden and Patio



EPC RATING

81B



COUNCIL TAX BAND

D



in a nutshell...

- En-suite Shower Room
- Garage
- Modern Kitchen
- Kitchen/breakfast room
- Enclosed Rear Garden
- Off Road Parking
- Near Local School
- Local Town Centre & Supermarket
- Easy access to M5, Exeter & A30





the details...

This attractive link-detached home offers bright, well-proportioned accommodation throughout and is ideally suited to modern family living. Beautifully presented, the property has benefited from new flooring throughout within the last five years, creating a fresh and contemporary feel from the moment you step inside.

The ground floor is centred around a spacious and airy living room, filled with natural light and providing an excellent space for both relaxing and entertaining. The adjoining kitchen/breakfast room is well arranged and offers ample space for everyday dining, while a convenient downstairs cloakroom completes the ground floor accommodation.



What the owner loves most...

This property has been a fantastic home and the kitchen that we had installed has transformed the feel for us!



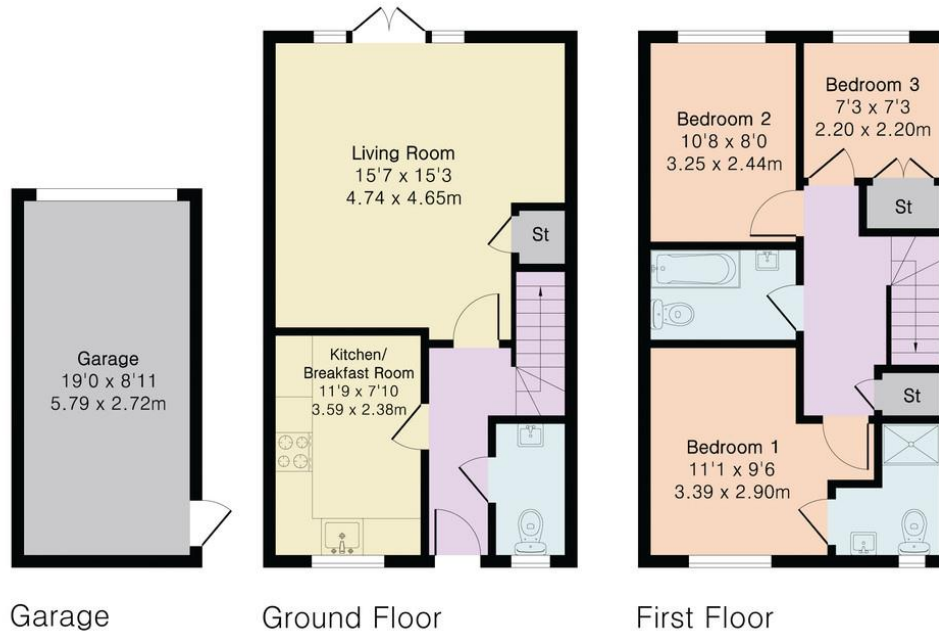
the floorplan...

Approximate Gross Internal Area 854 sq ft - 80 sq m (Excluding Garage)

Ground Floor Area 427 sq ft – 40 sq m

First Floor Area 427 sq ft – 40 sq m

Garage Area 170 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.

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



bear in mind...

This property benefits from a garage with power and lighting!



the location...

Upstairs, there are three bedrooms and a family bathroom, with each room enjoying a light and welcoming atmosphere. Thoughtful storage solutions throughout the home add to its practicality.

Outside, the property truly comes into its own with a larger-than-average rear garden, offering plenty of space for families, gardening enthusiasts or those who simply enjoy spending time outdoors. The garden is predominantly laid to lawn, creating a wonderful open space, while a patio area provides the perfect setting for outdoor dining and entertaining. A pull-out awning offers shade and shelter when required, allowing the space to be enjoyed throughout the seasons.

A particularly useful feature is the easy access from the garden directly into the garage, making it ideal for storage, hobbies, or everyday convenience.

Combining bright and spacious accommodation, contemporary presentation and excellent outdoor space, this delightful home represents an ideal opportunity for families, professionals and downsizers alike.





complete.

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

Tel **01392 422500**
Email exeter@completeproperty.co.uk
Web completeproperty.co.uk

Complete
141 Younghayes Rd
Cranbrook
EX5 7DR

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.