



## Semi-Detached FAMILY home

CHECK OUT this semi-detached family home with a Sitting Room, Kitchen, Three Bedrooms, Bathroom, Cloakroom, En-suite, Enclosed Rear Garden, Off Road Parking and Garage in Cranbrook. This property is close to local schools with excellent road and rail links to the city of Exeter.

16 Inner Westland | Exeter | EX5 7EQ



**PROPERTY TYPE**

Semi-Detached House

**SIZE**

940 sq ft

**LOCATION**

Town

**AGE**

Modern

**BEDROOMS**

3

**RECEPTION ROOMS**

1

**BATHROOMS**

2

**WARMTH**

District Heating System

**PARKING**

Garage, Off Road Parking

**OUTSIDE SPACE**

Garden

**EPC RATING**

72C

**COUNCIL TAX BAND**

D



### in a nutshell...

- 3 Bedrooms
- Kitchen/Dining Room
- Bright and Airy Sitting Room
- Enclosed Rear Garden
- Bathroom, Cloakroom and En-suite
- Single Garage and Off-Road Parking
- Excellent travel links to Exeter
- Easy access to M5 and A30
- Close to Town, Shops, Rail Station & A30





## the details...

A paved pathway leads from the driveway, through the lawned front garden, to the front door which welcomes you into the spacious entrance hall. Here, a ground-floor cloakroom offers convenience, complete with a WC and wash basin. A carpeted staircase rises to the first floor

To the left, a door opens into a well-proportioned living room, bathed in natural light from a front-facing window, while the kitchen is positioned at the rear of the property.

This area enjoys an abundance of natural light from both a window and French doors opening directly onto the garden. The kitchen offers generous worktop space and a range of fitted units, complemented by matching wall cabinets for ample storage. Integrated appliances include an electric oven, electric hob and extractor, with additional space provided for a fridge/freezer. With room for a dining table and effortless access to the garden, this is a superb space for everyday living and entertaining. A further door leads to the utility room, which provides extra worktop space and plumbing for a washing machine.



the floorplan...

**Approximate Gross Internal Area 964sq ft - 90 sq m  
(Excluding Garage)**

Ground Floor Area 482 sq ft - 45 sq m

First Floor Area 482 sq ft - 45 sq m

Garage Area 179 sq ft - 17 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.



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Upstairs, there are three bedrooms, two of which are well-proportioned doubles. The master bedroom is a generous double, featuring, carpeted floors and an en-suite shower room with a tiled shower, wash basin, WC, and heated towel rail. The two additional bedrooms are light and airy, both carpeted and overlooking the rear garden.



Completing the accommodation is the family bathroom, offering practical vinyl flooring and comprising a bath, wash basin, WC and heated towel rail. A useful cupboard is located on the landing, along with a ceiling hatch providing access to the loft space.

Outside, the rear garden is larger than average and predominantly laid to lawn. It is fully enclosed, making it safe for children and pets, and includes a pedestrian door to the single garage, which is fitted with light and power. In front of the garage, a generous driveway provides parking for two cars.

Tenure - Freehold  
Council Tax Band D







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