



End Of Terrace Home

This mid-terraced 2 bedroom home in Cranbrook is definitely worth a look. Benefitting from NO ONWARD CHAIN, a kitchen dining room, spacious lounge, off road parking spaces and easy access to both the local town centre and the Country Park.

24 Yarlinton Mill | Exeter | EX5 7FJ





PROPERTY TYPE

2 Bedroom End Of Terrace



SIZE

613 sq ft



LOCATION
Cranbrook



AGE
Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Heating
System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

71 C



COUNCIL TAX BAND

C



in a nutshell...

- No Onward Chain
- 2 Off Road Parking Spaces
- Kitchen/Dining Room
- Enclosed Rear Garden
- Family Bathroom And Downstairs WC
- Freehold
- Easy access to M5 and A30
- Local Town Centre & Supermarket
- Excellent Transport Links





the details...

Welcome to the market this well-presented two-bedroom end-of-terrace property, ideally located in close proximity to the country park and benefiting from two allocated parking spaces.

Upon entering the property, you are welcomed into a neutral and inviting entrance hall with wood-effect laminate flooring. To your immediate left is the downstairs WC, fitted with a toilet and hand wash basin, finished to match the hallway flooring.

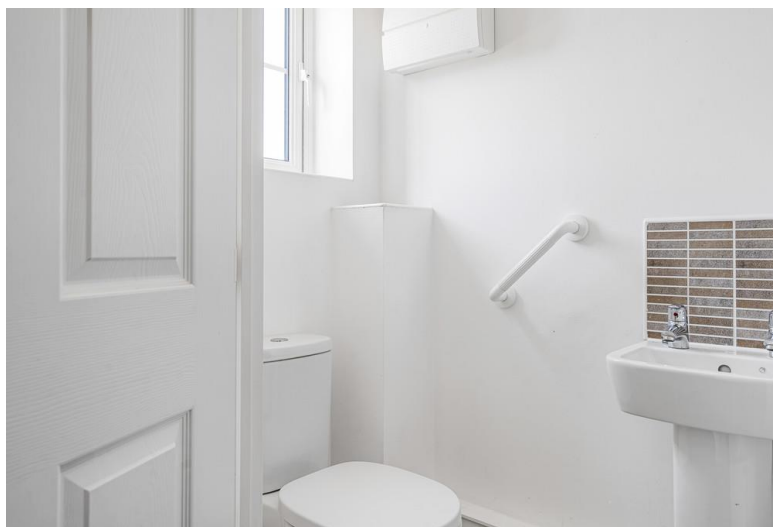
Continuing through, you will find the spacious living room, positioned at the front of the property and filled with natural light from the large window. This generously sized room offers ample space for a full range of living furniture, making it ideal for both relaxing and entertaining.

To the rear of the property, accessible via the lounge, is the kitchen/dining area. This space comfortably accommodates a dining table and chairs and is fitted with an integrated oven and electric hob, with additional space for a fridge freezer and washing machine. Patio doors from the kitchen open directly onto the garden, creating a seamless connection to the outdoor space, perfect for alfresco dining during the warmer months.



what the owner loves most...

The location is perfect for walking to all local amenities

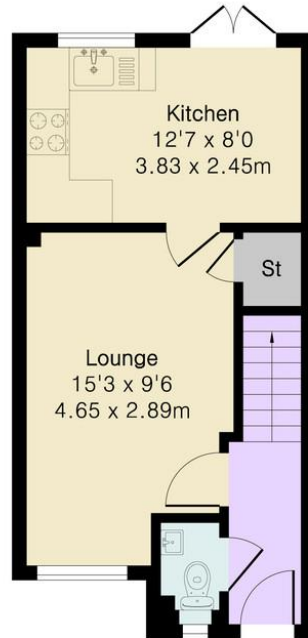


the floorplan...

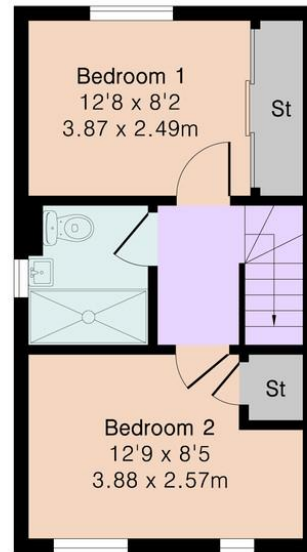
Approximate Gross Internal Area 613 sq ft - 57 sq m

Ground Floor Area 315 sq ft – 29 sq m

First Floor Area 298 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...

This property is offered to the market with no onward chain!



Returning to the entrance hall, stairs lead to the first floor where you will find two double bedrooms, both offering good proportions and storage potential. The principal bedroom benefits from an integrated wardrobe, which can be included with the property, while the second bedroom is currently presented unfurnished, providing a blank canvas for buyers.

Externally, the rear garden is arranged over two levels. The lower level features patio slabs, with steps leading up to an astro-turfed area and a raised decking section-ideal for enjoying the sun and outdoor entertaining.

Further benefits include two allocated parking spaces to the front of the property and the advantage of being offered with no onward chain.

Tenure: Freehold
Council Tax Band: C





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