



Stylish End-of-Terrace Home

Check out this new, upgraded Persimmon built home with entrance area, open-plan kitchen and living area through to a landscaped garden, convenient downstairs cloakroom and family bathroom upstairs, finished with two-double bedrooms. Perfect for first purchase or rental opportunity!

10 Linhay Road | Exeter | EX5 7HU



thoroughly good property agents



PROPERTY TYPE

End Terrace Home



SIZE

540 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

82 B



COUNCIL TAX BAND

B



in a nutshell...

- Open Plan Kitchen & Dining Area
- Ideal First-Time Buy Purchase or Rental Investment
- Fantastic Modern Kitchen
- Downstairs WC & Family Bathroom
- Lots of Upgrades!
- Close to Local Amenities
- Off Road Parking
- Great Transport Links
- Easy access to M5 & Exeter





the details...

10 Linhay Road, Cranbrook, EX5 7HU

Guide Price: £220,000

2 Bedroom End of Terrace | Landscaped Garden | Stylish Upgrades
| Off Road Parking

Welcome to this beautifully presented two-bedroom end of terrace home, ideally situated in the popular and growing town of Cranbrook. Boasting a stylish interior and a generously sized, landscaped garden, this home is perfect for first time buyers, small families, or those looking to downsize without compromising on outdoor space.

Step inside to a light filled open plan kitchen and living area, thoughtfully upgraded to combine modern comfort with functionality. The kitchen has been enhanced with stylish cupboards, an upgraded splashback tile effect, and additional cupboard space replacing the former breakfast bar offering extra storage without compromising on aesthetics. Wood effect flooring flows throughout the ground floor, complemented by contemporary spotlights that add a sleek finish to the open-plan space. Upstairs, you'll find two double bedrooms and a family bathroom that has also been upgraded, with extended tiling creating a clean and contemporary feel.

Outside, the property truly shines with a larger than average garden for the area. The landscaped layout includes a sun trap decking area which is perfect for summer entertaining, surrounded by a well maintained lawn ideal for children and pets. A large garden shed adds valuable outdoor storage, and there is also a private off road parking space to the side.

This turn-key home is a fantastic opportunity to step into a welcoming community with easy access to local amenities, transport links, and beautiful East Devon countryside. Viewing is highly recommended to fully appreciate all this lovely home has to offer.

Tenure: Freehold
Council Tax Band B



the floorplan...

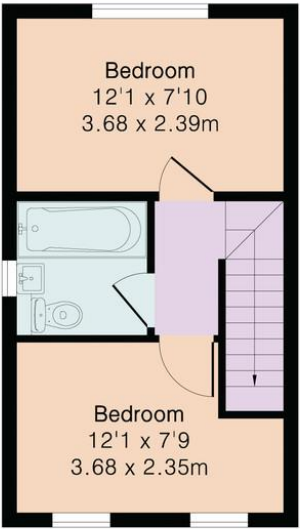
Approximate Gross Internal Area 540 sq ft - 50 sq m

Ground Floor Area 270 sq ft – 25 sq m

First Floor Area 270 sq ft – 25 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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the location...





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