



## End Terrace Town House

This modern end-Terraced HOME in Cranbrook is a wonderful addition to the market. With accommodation over 3 floors, 3 Bedrooms, Living Room/Dining Room, Kitchen, Bathroom, En-suite Shower Room and Downstairs Cloakroom. This property is beautifully presented with lot's of space and natural light, benefiting from an Enclosed Rear Garden and two Parking Spaces

**29 Yonder Acre Way | Exeter | EX5 7FZ**





PROPERTY TYPE

End Terraced House



SIZE

1,175 sq ft



LOCATION

Cranbrook



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

86B



COUNCIL TAX BAND

D



### in a nutshell...

- 3 Bedrooms
- Stylish Kitchen
- Sitting room/Dining Room
- Enclosed Rear Garden
- En-suite Shower, Bathroom and Cloakroom
- Off Road Parking
- Town Centre Location
- Close to Schools & Shops & Country Park
- Easy access to M5 & A30 & Rail Station





## the details...

Welcome to the market this superb, spacious, MODERN, end-terraced townhouse, with three bedrooms, master en-suite, an enclosed rear garden and parking in the new town of Cranbrook with excellent road and rail links to the city of Exeter.

A paved pathway leads through the front garden to the front door, sheltered beneath a storm porch, and is well stoked with mature shrubs. Inside, this property is beautifully presented with light and neutral décor and feels warm and welcoming with community central heating and double glazing. Arranged over three floors this home offers spacious and versatile accommodation, perfect for family living.

Once inside, there is an entrance hallway with space to hang your coats, useful under stair storage and convenient downstairs cloakroom with attractive flooring throughout. The ground floor is comprised of a modern kitchen with integrated electric oven, ceramic hob, fridge/freezer, washing machine, and dishwasher and a sitting room with plenty of space for a dining room table and french doors leading to the rear garden.



## what the owner loves most...

The garden



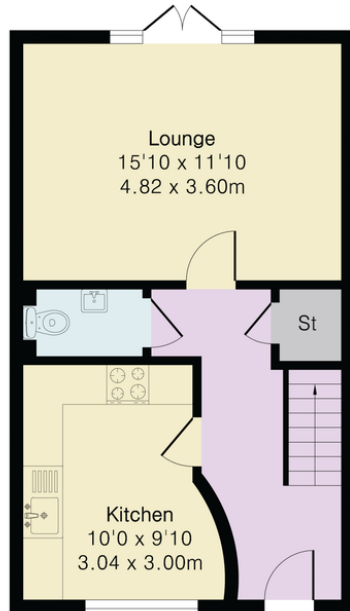
## the floorplan...

### Approximate Gross Internal Area 1175 sq ft - 110 sq m

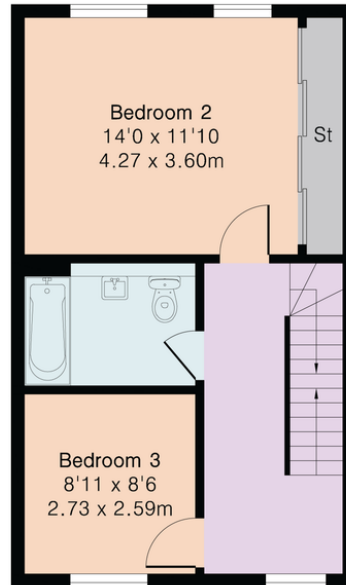
Ground Floor Area 438 sq ft – 41 sq m

First Floor Area 438 sq ft – 41 sq m

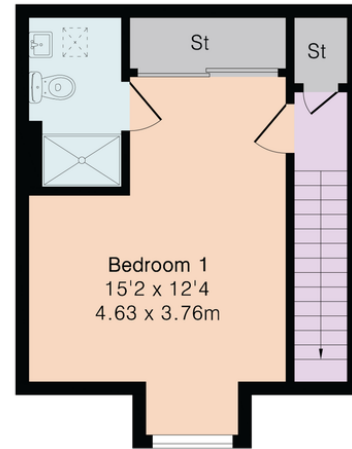
Second Floor Area 299 sq ft – 28 sq m



Ground Floor



First Floor



Second 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 within walking distance to all of Cranbrook's wonderful amenities.



## the location...

Carpeted stairs rise to the first floor landing. A window to the front of the property ensures this floor is flooded with natural light. On this floor there is two Bedrooms. Bedroom two is a generous double, with views over the back garden and built in wardrobes. Bedroom three is a bright and airy room benefiting from a front facing window. Completing the first floor is the modern family bathroom with a tiled bath with integrated shower over, wash basin, WC and heated towel rail. The floor is fully tiled in a neutral tone as is the shower area.

Carpeted stairs lead to the Master Bedroom on the second floor. A useful storage cupboard can be found just outside of the door. The Master Bedroom is a spacious room with built in wardrobes and space for at least a double bed and is bright and airy due to the front facing velux window. The En-suite has a shower, wash basin and WC.

Outside the rear garden is fully enclosed and terraced with the section directly out of the living room consisting of a patio area, perfect for al-fresco dining. Stepping onto the lower terrace you are met with artificial turf. There is a useful water tap and a gate at the end of the garden that leads directly to the parking. The parking consists of a double width parking space.

Tenure - Freehold  
Council Tax Band D





complete.

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