



Modern Town House

CHECK OUT this modern and spacious Town House in Cranbrook featuring four bedrooms, a sleek master en-suite, an enclosed rear garden with extra outside space, plus a garage and off-road parking. Stylish, practical and ready to move into.

9 Southbrook Meadow | EX5 7DW





PROPERTY TYPE

Mid Terraced House



SIZE

1,332 sq ft



LOCATION

Exeter



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

TBC



COUNCIL TAX BAND

D



in a nutshell...

- Modern Kitchen/Dining room
- Large, Light and Airy Living Room
- Four Well-Appointed Bedrooms
- En-suite, Family Bathroom and Cloakroom
- Enclosed Rear Garden
- Integral Garage and Off-Road Parking
- Easy access to M5 and A30
- Local Schools & Rail Station
- Excellent Transport Links

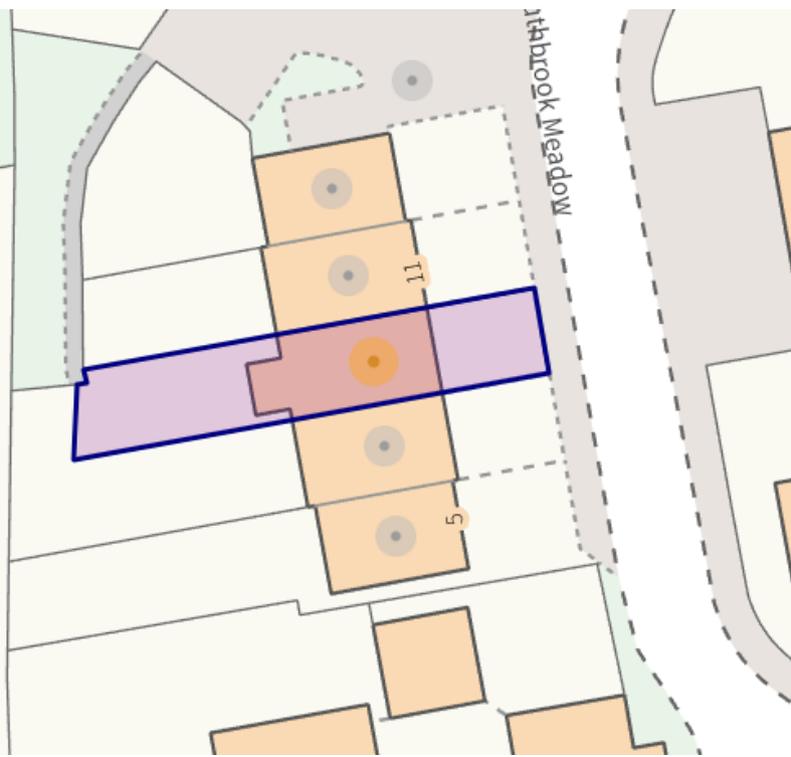




the details...

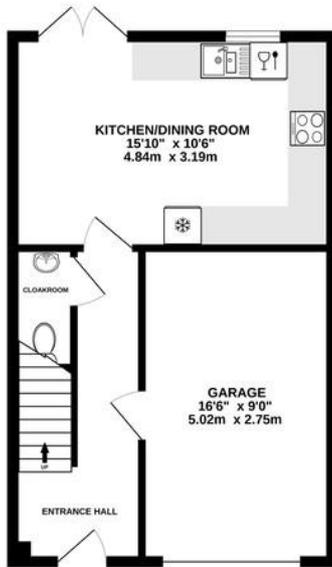
A paved pathway guides you past the driveway to the front door, sheltered beneath a storm porch. Inside, the entrance hallway includes a practical downstairs cloakroom, stairs rising to the first floor and an integral door leading straight into the garage.

To the rear of the property, the generously sized kitchen and dining room is filled with natural light from a window and French doors opening to the garden. It's finished with elegant gloss cream units and matching wall cabinets, a tiled splashback, a double oven with a ceramic hob and filter hood, a one and a half bowl sink with a mixer tap and flexible rinse nozzle, a dishwasher and a fridge/freezer, with dedicated space for a washing machine. There's plenty of room for a dining table, creating a flexible family space.

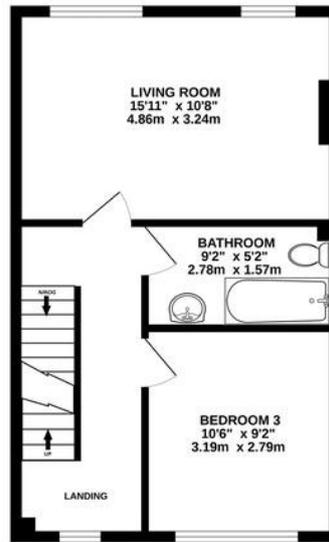


the floorplan...

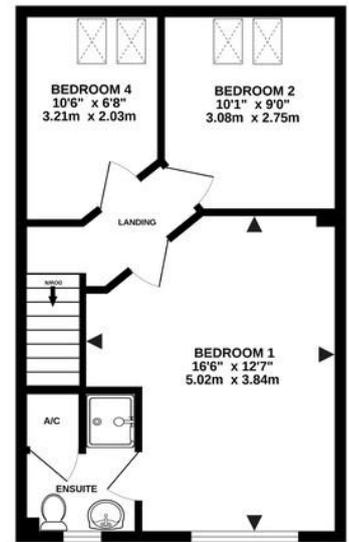
GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



2ND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1332 sq.ft. (123.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



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.



The first floor is comprised of a spacious living room flooded with light from two windows overlooking the rear garden, a well-appointed double bedroom and a modern bathroom with a bath and shower attachment, WC and wash basin.

The second floor offers three additional bedrooms, including a generous master bedroom with its own en-suite shower room, alongside a comfortable double bedroom and a well-proportioned single bedroom.

Outside, the south facing, rear garden is low maintenance and beautifully landscaped with a decorative paved terrace, an artificial lawn and areas of white gravel, all bordered by shrubs and plants. It's a great space for entertaining, whether that's alfresco dining or a summer barbecue. A rear gate opens to an additional area of garden where the vendor's currently have chickens. To the front of the property there is a tarmac driveway provides parking for one car with an electric vehicle charging point in front of the garage.

AGENTS NOTE - The photographs used in this listing were taken when the property was previously on the market with the same vendor. The layout and condition remain unchanged, although the furniture may have altered slightly as confirmed by the vendor.

Tenure - Freehold
Council Tax Band D







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

Tel [01392 422500](tel:01392422500)
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.