



## Spacious Three Bedroom Town House

Take a look at this modern End-Terraced HOME in Cranbrook, arranged over 3 floors with 3 Bedrooms, Living Room/Dining Room, Kitchen, Bathroom, En-suite Shower Room and Downstairs Cloakroom as well as enclosed rear garden, two parking spaces and GARAGE. This property is beautifully presented with lots of space and natural light and only a short distance from Morrisons and local amenities

**15 Younghayes Road | Exeter | EX5 7DR**





PROPERTY TYPE  
Town House



SIZE  
1186 SQFT



LOCATION  
Cranbrook



AGE  
Modern



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
2



WARMTH  
EON District Heating  
System



PARKING  
Garage, Off Road Parking



OUTSIDE SPACE  
Garden



EPC RATING  
86B



COUNCIL TAX BAND  
D



### in a nutshell...

- 3 Bedroom Spacious Town House
- Three Double Bedrooms
- Living Room Diner
- Modern Kitchen
- Bathroom, Cloakroom and En-Suite
- Enclosed Rear Garden
- Off Road Parking & Garage
- Ideal First Home
- Local Town Centre & Supermarket





## the details...

This is a spacious and modern end-terraced townhouse, with three bedrooms, master ensuite, 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, well stocked with mature shrubs, to the front door which is sheltered beneath a storm porch. 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 attractive wood effect flooring which continues throughout the ground floor, space to hang your coats, a useful under stair storage and convenient downstairs cloakroom with a WC and wash basin. The ground floor is comprised of a modern kitchen which is well stocked with an integrated electric oven, ceramic hob with extractor fan, 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 space that you get from these types of properties has been brilliant for us as well as the downstairs layout being ideal for entertaining in the summer months.



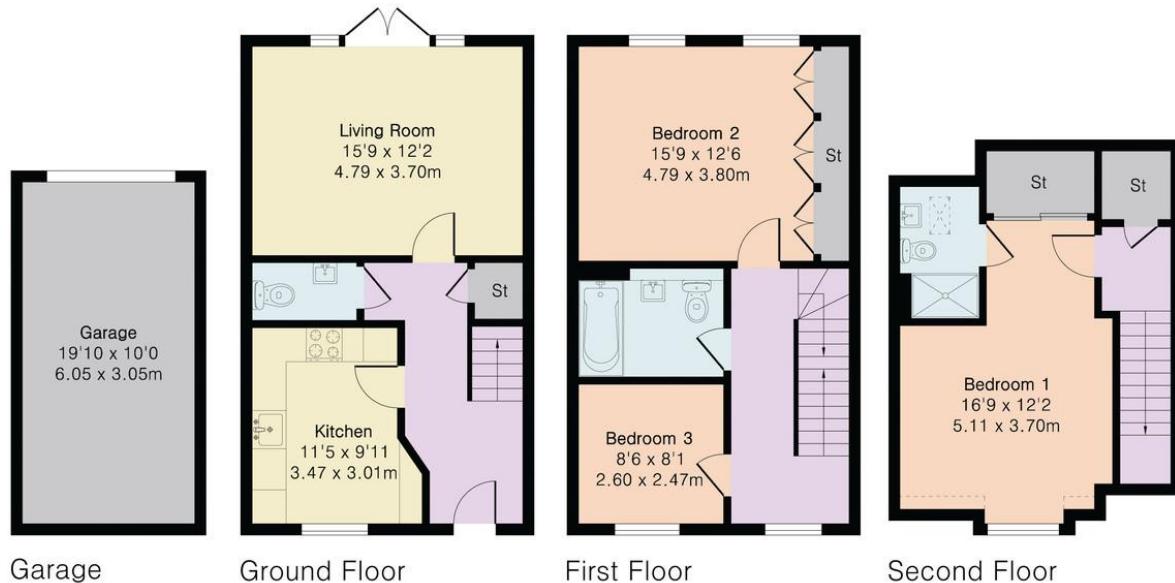
**Approximate Gross Internal Area 1186 sq ft - 109 sq m  
(Excluding Garage)**

Ground Floor Area 436 sq ft – 40 sq m

First Floor Area 436 sq ft – 40 sq m

Second Floor Area 314 sq ft – 29 sq m

Garage Area 199 sq ft – 18 sq m



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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## bear in mind...

This home benefits from parking and a garage to the rear of the property



## the location...

Carpeted stairs lead up to the first-floor landing, where a front-facing window bathes the space in natural light. This floor features two well-appointed bedrooms: Bedroom two is a spacious double, offering garden views and a fitted wardrobe, while bedroom three is a bright and airy retreat, with a window overlooking the front of the property. Completing the first floor is the modern family bathroom, thoughtfully designed with a tiled bath and integrated shower, wash basin, WC, and heated towel rail.

Further carpeted stairs lead to the Master Bedroom on the second floor. This room is spacious with room for at least a double bed and benefits from an en-suite shower room, with a double shower, wash basin, WC and heated towel rail.

Outside the rear garden is fully enclosed with a small patio and area of lawn, making it safe place for children and pets. There is a useful water tap and a gate at the end of the garden that leads directly to the parking behind the property. The property also benefits from a garage located in the parking block to the rear of the property offering space to store belongings or as parking.





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

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