



NO ONWARD CHAIN

This SEMI-DETACHED family home with a modern Open Plan Living space, Three Bedrooms, Bathroom, Cloakroom, En-suite, Enclosed Rear Garden, Off Road Parking and Garage in Cranbrook is well worth a look! This property is close to local schools with excellent road and rail links to the city of Exeter

11 Crab Apple | Exeter | EX5 7EH





PROPERTY TYPE

Semi-Detached House



SIZE

826 sq ft



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

83 B



COUNCIL TAX BAND

C



in a nutshell...

- Semi Detached 3 Bedroom Home
- Open Plan Sitting Room/Dining Room
- Bathroom and Cloakroom
- Master bedroom with built in wardrobes and En-suite
- Single Garage and Off Road Parking
- Enclosed Rear Garden
- IDEAL FIRST HOME or INVESTMENT
- Local Town Centre & Supermarket
- Easy access to M5, Exeter & A30





the details...

A paved path leads through the front garden to the front door which is sheltered beneath a storm porch. Inside, it is nicely presented with light and neutral décor throughout and feels warm with community central heating and double glazing.

Upon entering the property you arrive into the Entrance Hallway with tile-effect vinyl flooring, a convenient ground floor cloakroom with a hidden-cistern WC and basin and stairs that rise to the first floor.

A door ahead of you leads into the open plan living space. This lounge area is carpeted, spacious and flooded with natural light with plenty of space for a sofa and a dining room table and a useful storage cupboard. French doors lead directly out to the rear garden. The modern kitchen is loosely separated from the living area and is well stocked with an electric hob, electric oven, dishwasher, washing machine and fridge/freezer.



what the owner loves most...

The open plan living space is perfect for entertaining especially for a barbecue with the French doors open.



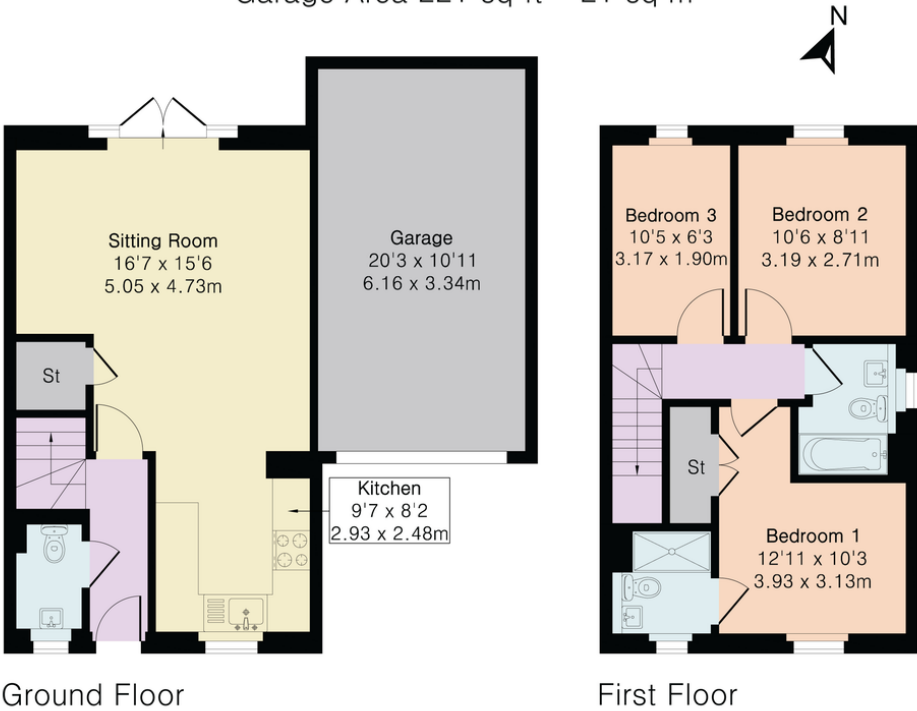
the floorplan...

Approximate Gross Internal Area 826 sq ft - 76 sq m
(Excluding Garage)

Ground Floor Area 413 sq ft – 38 sq m

First Floor Area 413 sq ft – 38 sq m

Garage Area 221 sq ft – 21 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.

complete.

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bear in mind...

This property has NO ONWARD CHAIN

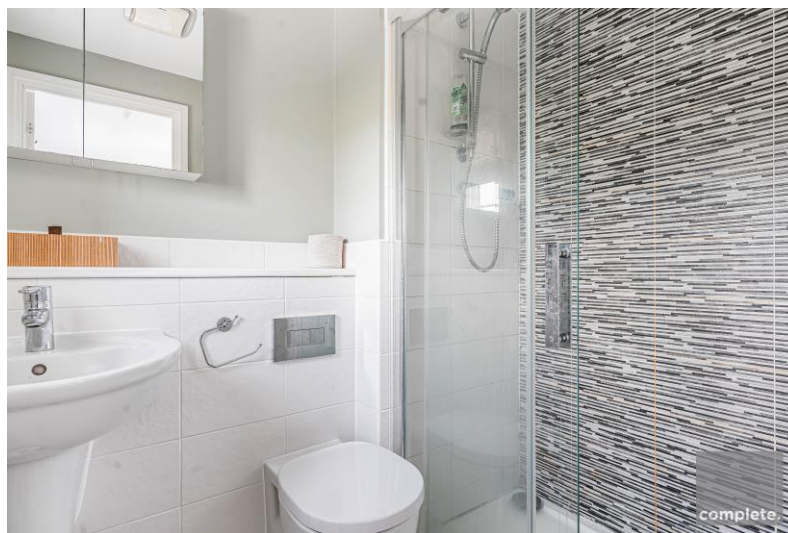


the location...

Upstairs, the master bedroom is a good-sized double with a large wardrobe and an en-suite shower room, which has a tiled floor and part-tiled walls containing a shower, a basin, a hidden-cistern WC and a heated towel rail. There are two further light and airy bedrooms, a double and a single and the family bathroom which has a porcelain-tiled floor and part-tiled walls, containing a bath with shower over, a hidden-cistern WC, a basin and a chrome heated towel rail.

Outside, the rear garden is larger than average and fully enclosed making it safe for both children and pets. There is a tiled patio and a level lawn, making a great outside space for entertaining, be it alfresco dining or a barbecue. A door leads into the side of the attached single garage which has lights and power and an up and over door to the tarmac driveway where there is additional parking for one car and an outside tap for convenience.

Tenure - Freehold
Council Tax Band C





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