



2 Bedroom Semi Detached Home

This 2 bedroom semi detached property features open plan living downstairs with 2 double bedrooms on the first floor, a family bathroom and downstairs WC. Outside there is a sizeable rear garden and private parking to the front as well as a small stoned area to the side.

4 Luccombe Oak | Exeter | EX5 7FR





PROPERTY TYPE

Semi-Detached House



SIZE

548 sq ft



LOCATION

Cranbrook



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Heating
System



PARKING

Off Road Parking, Allocated
Parking



OUTSIDE SPACE

Garden



EPC RATING

81B



COUNCIL TAX BAND

B



in a nutshell...

- 2 Double Bedrooms
- Off Road Parking
- Open Plan Living
- Enclosed Rear Garden
- Family Bathroom And Downstairs WC
- Freehold
- Ideal First Home
- Local Town Centre & Supermarket
- Easy access to M5 & A30 & Rail Station





the details...

Welcome to the market this 2 bedroom semi detached property in the heart of the popular new town of Cranbrook. This property features an open plan living area downstairs including a well equipped kitchen with space for a fridge freezer and washing machine and integrated oven and extraction hood. Moving past the kitchen you will see a breakfast bar positioned for dining and the living area which looks out onto the garden via french doors. Included downstairs is a WC with a toilet and a sink.

Moving upstairs there are two good sized double bedrooms with large windows creating a bright feeling throughout and a family bathroom which contains a bath with a shower head, toilet and sink.



what the owner loves most...

This property has been wonderful for us as it stays light year round!

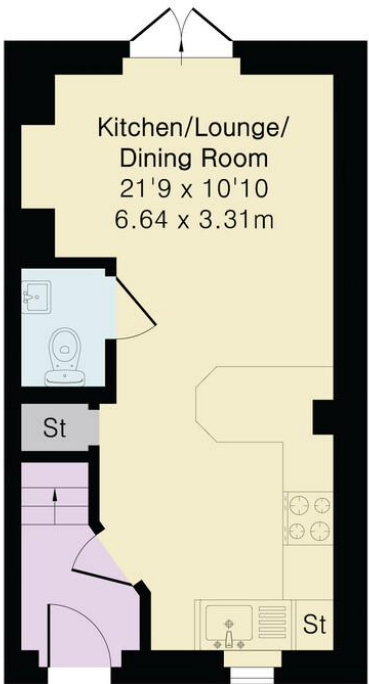


the floorplan...

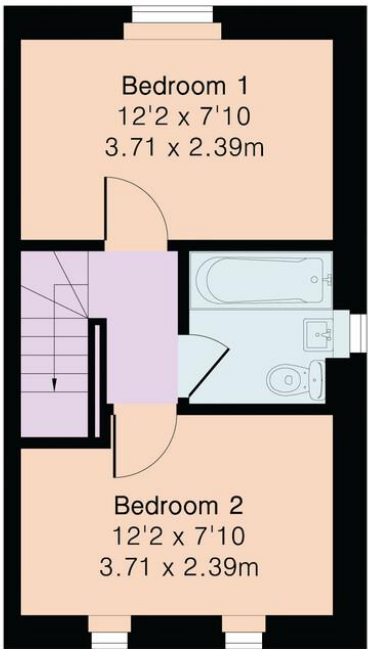
Approximate Gross Internal Area 548 sq ft - 50 sq m

Ground Floor Area 274 sq ft – 25 sq m

First Floor Area 274 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.

complete.

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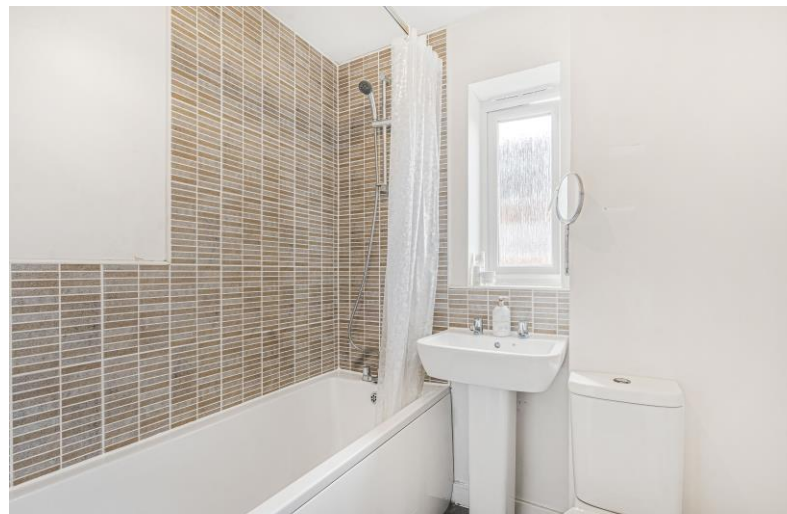
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bear in mind...

This property includes private on driveway parking and side access.



the location...

To the rear of the property is a private and enclosed rear garden, mainly covered with turf and a patio area for enjoying the warmer months. To the front of the property you will find the private parking and a stoned area to the right which leads to the side access.

This property is well positioned within walking distance to the local town centre and the pub as well as a bus stop which feeds into Exeter City Centre. Cranbrook also benefits from great access to the M5/A30, Exeter Airport and the local country park allowing for a range of outside amenities.

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A fee is payable for the completion of these checks:

- Vendors: £25 + VAT per person
- Purchasers: £37.50 + VAT per person

The applicable fee is payable when the AML verification process is requested and covers the cost of carrying out the required identity and AML checks. Additional checks may be required where necessary to satisfy our legal and regulatory obligations.

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