



£340,000

Tillhouse Road, Cranbrook, Exeter

Town House | 4 Bedrooms | 3 Bathrooms

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- No Onward Chain
- Semi Detached
- Spacious Four Bedroom Townhouse
- Large Kitchen/Dining Room, French Doors to Garden
- Separate Dining Room or Additional Reception Room, Study or Bedroom
- Three Bathrooms
- Garage & Off Road Parking
- Fully Enclosed Garden
- Close Proximity To Excellent Transport Links, Schools & Amenities
- Close Proximity to the Country Park

Property Description

* NO ONWARD CHAIN * FOUR BEDROOM SEMI DETACHED TOWNHOUSE * KITCHEN/DINER * SEPARATE DINING ROOM (OR ADDITIONAL RECEPTION/BEDROOM OR OFFICE) * 3 BATHROOMS * SPACIOUS LIVING ROOM * DOWNSTAIRS CLOAKROOM * GARAGE & OFF ROAD PARKING * FULLY ENCLOSED GARDEN * CLOSE TO COUNTRY PARK, SCHOOLS & AMENITIES *

Main Particulars

Offered with no onward chain, a modern and spacious four-bedroom semi detached townhouse over three floors providing versatile accommodation and ideal for a growing family. Only a short distance to the local country park and new Town Centre, together with convenient access to excellent road and rail links. To really grasp the true extent of this home, internal viewing is highly recommended.

The property enjoys plenty of naturally flowing light, with many rooms enjoying dual aspect windows, giving the property a light and spacious feel. Inside, this property benefits with community central heating and double-glazing.

You are greeted by a welcoming entrance hall, with a convenient downstairs cloakroom and handy storage cupboard. Leading to the right, is a family room, currently used as a dining room that could easily be utilised as a fifth bedroom, study, office or snug.

The modern kitchen/dining room is equipped with plenty of worktop and cupboard space, it offers both functionality and style. There is plenty of space for a family sized dining table and with French doors opening out to the fully enclosed rear garden, this is a great space for hosting family and friends.

The first-floor features a spacious and bright living room with Juliette balcony overlooking the rear garden offering a peaceful space for relaxation. There is also a double bedroom with a door leading into the good sized Jack and Jill shower room.

Rising to the second floor, which features three further bedrooms, two doubles and a comfortable single. The master bedroom boasts an en-suite shower room, providing privacy and convenience. There is also a family bathroom which has recently been retiled and decorated. An over stairs bulkhead cupboard provides additional handy storage space.

Outside, the garden is fully enclosed offering a degree of privacy, making this a safe space for children and pets. With easy maintenance in mind, the garden is laid predominantly with a grass lawn and patio terrace, ideal for relaxing or entertaining, be it alfresco dining or a family barbecue. With a handy side gate which alternative access.

At the rear of the property, there is a single garage along with an additional parking space and more parking is available on-road nearby, if required.

This perfect family home is located in the popular residential town of Cranbrook. With easy access to public transport and major transport links including the M5, A30, Exeter International Airport, Sowton Industrial Estate, the Met Office and Cranbrook train station which has a direct train to Exeter and London Waterloo. The property is conveniently located to the new Town Centre, St Martin's C of E Primary and Nursery School, Cranbrook Education Campus, Cranberry Farm Public House, the Country Park, local shop and new supermarket.

Council Tax Band: D

Tenure: Freehold

Access

Paved pathway to front door with storm porch over. Front garden with railings, decorative shingles and pretty hardy shrubs and plants.

Entrance Hall

Doors to convenient downstairs cloakroom, dining/family room and kitchen diner. Carpeted staircase rising to upper floors. Handy understairs cupboard. Thermostat control. Wall mounted radiator. Herringbone vinyl flooring.

Kitchen/Diner

A generous kitchen/dining room filled with naturally flowing light from the dual aspect windows to the rear and side aspects and French doors without outlook and access to the rear garden. The kitchen is fitted with a range of modern white high gloss eye level, base and drawer units with wood effect worktop over. Integrated electric oven, hob and stainless steel extractor hood with glass splashback. Stainless steel sink with mixer tap and outlook to rear garden. Plumbing for washing machine and dishwasher. Floor space for upright fridge/freezer. Concealed heat exchanger for the community heating and hot water system within a matching wall-cabinet. Plenty of space for a family sized dining table easily sitting six and ideal for any occasion. Durable dark grey vinyl floor. Wall mounted radiator.

Dining / Family Room

Versatile, spacious room currently used as a separate family sized dining room but the room could be used as a fifth bedroom, family room, snug or office for those working from home. uPVC window to front aspect. Herringbone vinyl flooring. Wall mounted radiator, BT OpenReach point.

Cloakroom

Matching modern white low level W.C., and pedestal wash basin with tiled splashback. Extractor fan. Light vinyl flooring. Obscure uPVC window to front aspect.

First Floor Landing

Light grey carpet flooring. Doors leading to living room, bedroom 2 and shower room.

Living Room

Spacious and light living room with plenty of naturally flowing light from the dual aspect windows to the rear and side aspects and French doors to the rear overlooking the rear garden, with Juliette balcony. Grey coloured carpet. Wall mounted radiator. TV and telephone points.

Bedroom 2

Spacious double bedroom with a door into a Jack and Jill shower room. Grey/blue tone carpet. Wall mounted radiator. uPVC window to front aspect.

Jack & Jill Shower Room

Matching modern white suite comprising pedestal wash basin with tiled splashback and grey and wood vanity cabinet beneath. Low level W.C. Shower enclosure fully tiled and mains shower. Light grey vinyl flooring. Wall mounted radiator. Obscure uPVC window to front aspect.

Second Floor Landing

Turning grey carpeted staircase rising to the second floor. Loft hatch to loft space with additional light storage. Linen over stairs bulkhead cupboard with slatted shelving. Smoke alarm. Doors leading to bedrooms 1, 3 and 4 and bathroom.

Bedroom 1

A nice size double master bedroom, with a wall papered feature wall. A light and airy room with dual-aspect windows to the rear and side aspects. Grey/blue tone carpet. Wall mounted radiator. Door to...

En-suite Shower Room

Matching white suite comprising pedestal wash basin with tiled splashback, low level W.C. Fully tiled shower enclosure with electric shower. Light vinyl flooring. Wall mounted radiator. Extractor fan.

Bedroom 3

Another spacious bedroom with papered feature wall. Grey/blue tone carpet. Wall mounted radiator. uPVC window to front aspect.

Bedroom 4

Single bedroom, again, with papered feature wall. Grey/blue tone carpet. Wall mounted radiator. uPVC window to front aspect.

Bathroom

Family bathroom with matching white suite consisting of wood effect paneled bath and fully tiled surround. Pedestal wash basin with tiled splashback and low level W.C. Vinyl flooring. Obscure uPVC window to front aspect.

Rear Garden

Fully enclosed manageable sized garden mainly laid to a level grass lawn and patio terrace. Log-edged beds of plants and shrubs. Electricity supply and outside tap. Side gate for alternative access.

Garage

At the rear of the property, there is a single garage along with an off road parking space.



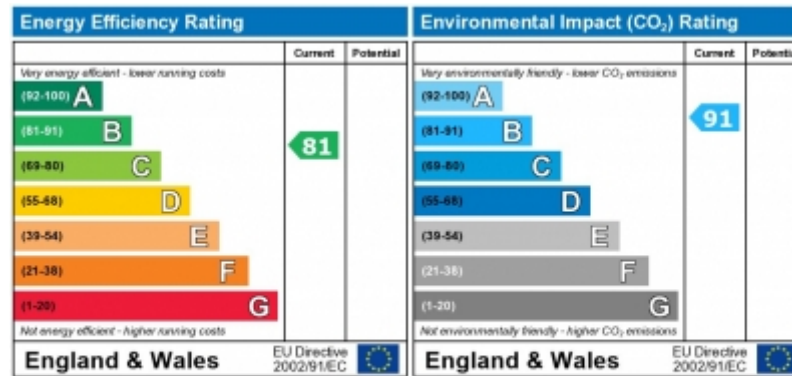


TOTAL: 121.6 m² (1,309 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.ie

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)

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