



£195,000

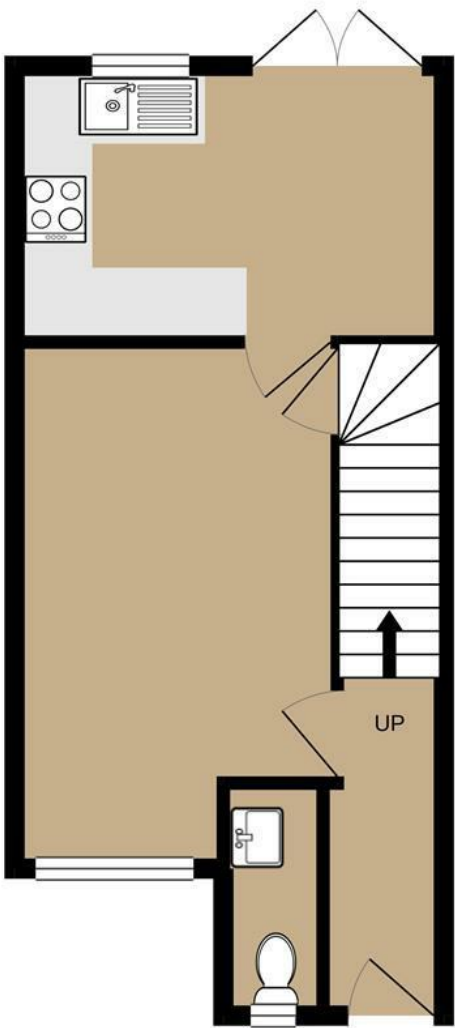
FREEHOLD



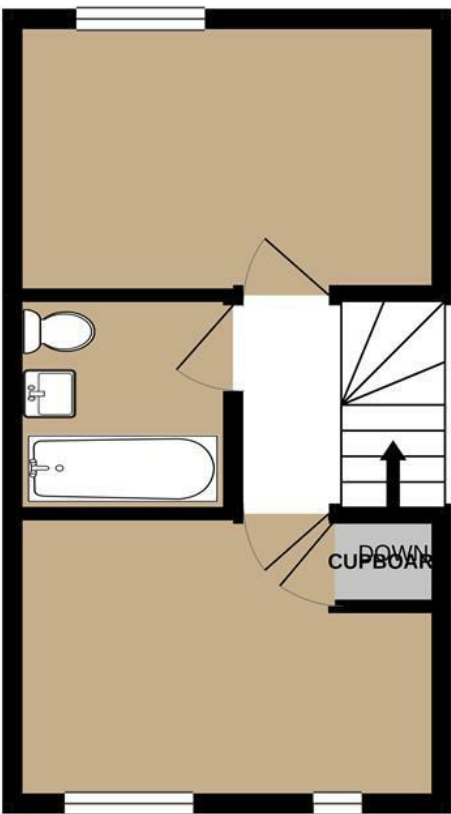
39 Tillhouse Road, Cranbrook, Exeter, EX5 7FD

A beautifully presented modern 2 bedroom house with living room, downstairs WC and fitted kitchen/diner. 2 double bedrooms and bathroom. The property also has a low maintenance rear garden and 2 allocated parking spaces. Internal viewing highly recommended. EPC Band B.

GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 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.
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Accommodation Comprising:

Composite obscure glazed front door into:

Entrance Hall

Radiator, stairs to first floor. Door to:

Downstairs Cloakroom

Close coupled WC, pedestal wash hand basin with tiled splashback, radiator, obscured PVCu double glazed window to front aspect. Wall mounted electricity circuit breaker.

Living Room

4.6m (maximum) x 2.86m (15'1" (maximum) x 9'4")
PVCu double glazed window to front aspect, under stairs storage cupboard, telephone and television points, radiator.



Kitchen/Diner

3.81m x 2.45m (12'5" x 8'0")
PVCu double glazed French doors opening onto the rear garden, PVCu double glazed window overlooking the rear. The kitchen has been well fitted with a range of white base cupboards, drawers and eye level units with a granite style work surface with tiled surrounds, stainless steel single bowl sink unit with mixer tap, cupboard housing the E-ON community heating system, electric oven and hob with glass splashback and stainless steel extractor hood, space and plumbing for washing machine, space for fridge / freezer, radiator.



First Floor Landing

Hatch to roof space, wooden balustrade and doors to:

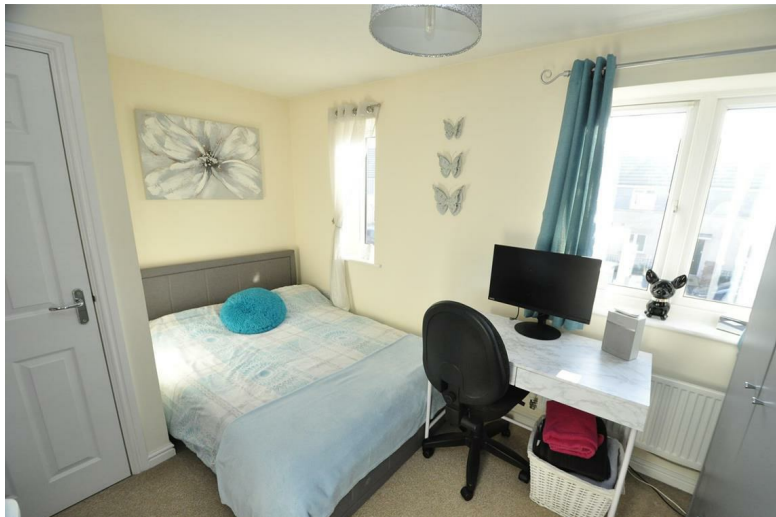
Bedroom 1

3.85m x 2.49m (12'7" x 8'2")
Radiator, PVCu double glazed window to rear aspect.



Bedroom 2

3.84m (maximum) x 2.57m (12'7" (maximum) x 8'5")
Two PVCu double glazed windows to front aspect, radiator and built-in storage cupboard with hanging rails.



Bathroom

1.92m x 1.71m (6'3" x 5'7")
Panelled bath with tiled surrounds and Mira mixer shower over, pedestal wash hand basin, tiled splashback, close coupled WC and extractor fan.



Front Garden

The front of the property is approached by a pathway leading to the front door. There is a low maintenance gravelled area and metal railings.

Rear Garden

The rear garden is designed for ease of maintenance with a good sized paved patio enclosed with timber fencing. There is also an outside water tap and gate providing access to:

Parking

There are 2 allocated parking spaces at the rear of the property.

Council Tax

Band C.

Directions

From the double mini roundabouts outside Dormans office, proceed along Main Road and at the traffic lights turn left. Continue on over the next 3 roundabouts and then at the main roundabout turn left onto the A30. Proceed under the motorway bridge and bear left towards Clyst Honiton. Continue along this road and pass the turning for Broadclyst on the left. At the next roundabout turn left into Younghayes Road, continue along this road which then leads into Tillhouse Road. The property can be found on the left hand side.

Area - Cranbrook

Cranbrook is a growing new town in East Devon, offering many local facilities including new schools, both junior and senior, a community centre, shops including a co-op supermarket, pharmacy and also a doctors surgery. There is a train station with links to Exeter and London, as well as local bus services. Facilities close by include Exeter International Airport, Exeter Science Park and Skypark, The Cranberry Farm pub, as well as the well known 'The Jack in the Green' pub in Rockbeare.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96	(92 plus) A		
(81-91) B	82		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.