



31 Hayes Square, Cranbrook, Exeter, EX5 7AT  
To Let £1,400 PCM

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- 3 /4 Bedrooms
- Garage
- Located in Cranbrook, Exeter
- Easy access to transport links
- Excellent Condition
- Spacious Town House overlooking green space
- Unfurnished
- Close to local amenities
- Ideal for families

## THE PROPERTY

We are delighted to offer this superbly presented three storey town house located in Cranbrook. The house offers flexible accommodation.

Entrance hallway. From here, stairs rise to the first floor, cloakroom / WC.

This leads to the spacious open-plan living and dining area. The modern kitchen features an integrated electric oven, ceramic hob, fridge/freezer, washing machine and dishwasher. Under-stairs cupboard for additional storage, ample space for dining and relaxing.

French doors open out to the level and enclosed rear garden.

The first floor features a spacious sitting room which could easily be adapted as a fourth bedroom if required. Bedroom three with a pleasant view over the park, family bathroom with tiled flooring throughout and fitted with a bath with shower over, WC, wash basin and heated towel rail.

On the second floor are two further bedrooms. There is a master bedroom with ensuite shower room. Further bedroom overlooking the park.

Outside, the property boasts an enclosed rear garden with a patio, an area of lawn, and a paved pathway leading to a rear gate that offers alternative access.

Off-road parking and a garage situated nearby.

