



**8 BLINDWELL CRESCENT
CRANBROOK
NEAR EXETER
EX5 7HD**

PROOF COPY



£420,000 FREEHOLD



A fabulous well proportioned modern detached family home presented in superb decorative order throughout whilst occupying a highly convenient position providing good access to local amenities and major link roads. Four good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Spacious reception hall. Large sitting room. Light and spacious modern kitchen/dining room. Utility room. Ground floor cloakroom. Attractive brick paved private driveway providing parking for two vehicles. Good size garage. Enclosed landscaped rear garden enjoying southerly aspect. A must see property. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Composite front door, with inset obscure double glazed panels, leads to:

RECEPTION HALL

A spacious hallway. Attractive tiled flooring. Radiator. Stairs rising to first floor. Inset LED spotlights to ceiling. Smoke alarm. Storage cupboard housing electric consumer unit. Additional deep understairs storage cupboard with cloak hanging space. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Attractive tiled flooring. Radiator. Extractor fan.

From reception hall, door to:

SITTING ROOM

20'0" (6.10m) x 11'4" (3.45m). A well proportioned room with two radiators. Television aerial point. Telephone point. uPVC double glazed window to front aspect with outlook over neighbouring green. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN/DINING ROOM

20'0" (6.10m) x 11'10" (3.61m). A fabulous light and spacious open plan modern kitchen/dining room fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Quartz work surfaces with matching splashback incorporating breakfast bar. 1½ bowl sink unit set within work surface incorporating single drainer and modern style mixer tap. Fitted AEG induction hob with glass splashback and filter/extractor hood over. AEG double oven/grill. Integrated dishwasher. Integrated upright fridge freezer. Pull out larder cupboard. Wall mounted concealed heat exchanger. Attractive tiled flooring. Inset LED spotlights to ceiling. Radiator. Ample space for table and chairs. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect with outlook over neighbouring green. uPVC double glazed window to rear aspect with outlook over rear garden. Doorway opens to:

UTILITY ROOM

6'8" (2.03m) x 4'8" (1.42m). Single drainer sink unit set within work surface with base cupboard under incorporating single drainer and modern style mixer tap. Integrated washing machine. Attractive tiled flooring. Radiator. Composite door, with inset obscure double glazed panel, provides access to rear garden.

FIRST FLOOR LANDING

Radiator. Inset LED spotlights to ceiling. Access to roof space. Deep storage cupboard with fitted shelving. Door to:

BEDROOM 1

11'6" (3.51m) x 11'2" (3.40m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. Door leads to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Tiled flooring. Heated ladder towel rail. Inset LED spotlights to ceiling. Shaver point. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 2

12'0" (3.66m) x 9'10" (3.0m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

10'2" (3.10m) x 9'8" (2.95m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring green.

From first floor landing, door to:

BEDROOM 4

10'0" (3.05m) maximum x 8'4" (2.54m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring green.

From first floor landing, door to:

BATHROOM

6'6" (1.98m) x 6'2" (1.88m). A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment and tiled splashback. Toughened glass folding glass shower screen. Wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. Tiled flooring. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Shaver point. Obscure uPVC double glazed window to front aspect.

OUTSIDE

The property benefits from occupying a corner plot site with gardens to three sides. To the front and side elevations is an area of garden mostly laid to maturing shrubs and plants and laid to decorative chipped bark for ease of maintenance. Dividing pathway leads to the front door with courtesy light. To the right side elevation is an attractive brick paved private driveway providing comfortable parking for two vehicles in turn providing access to:

SINGLE GARAGE

19'10" (6.05m) x 10'4" (3.15m). A good size garage with power and light. Pitched roof providing additional storage space. Up and over door providing vehicle access.

From the driveway a side gate leads to the rear garden which enjoys a southerly aspect whilst consisting of a paved patio. Neat shaped area of lawn. Raised flower/shrub beds. Two tiered decked terrace. External power point. Outside light and water tap. The rear garden is enclosed to all sides.

TENURE

Freehold

DIRECTIONS

Proceeding out of Exeter (J31/A30) continue to the traffic light junction and turn left signposted 'Science Park'. Continue along this road, through the village of Clyst Honiton and proceed straight ahead. Continue for approximately 1½ miles until reaching Cranbrook continue straight ahead and proceed to the 4th roundabout and take the 1st left signposted 'Cranbrook' and continue down taking the 1st right into Radfords Turf and proceed down, almost to the end of this road, turning left into Island Avenue which connects to Blindwell Crescent. The property in question will be found on the left hand side on the corner of Blindwell Crescent and Island Avenue

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0224/8588/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		