

**49 MAYFIELD WAY  
CRANBROOK  
NEAR EXETER  
EX5 7BD**



**£220,000 FREEHOLD**



**A well appointed modern mid link house presented in good decorative order throughout with adjoining private garage and driveway. Two double bedrooms. First floor modern bathroom. Reception hall. Ground floor cloakroom. Modern kitchen. Sitting room. uPVC double glazing. District heating. Easy to maintain enclosed rear garden. Convenient position providing good access to local amenities, mainline railway station and major link roads. Ideal first time buy/investment purchase. Viewing recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Part obscure double glazed front door leads to:

### **RECEPTION HALL**

Telephone point. Radiator. Thermostat control panel. Smoke alarm. Stairs rising to first floor. Electric consumer unit. Door to:

### **KITCHEN**

9'5" (2.87m) x 7'8" (2.30m) maximum. A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Granite effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Fitted oven. Four ring electric hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Radiator. Wall mounted concealed heat exchanger. uPVC double glazed window to front aspect.

From reception hall, door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin with tiled splashback. Radiator. Extractor fan.

From reception hall, door to:

### **SITTING ROOM**

12'0" (3.66m) x 9'10" (3.0m) maximum. Two radiators. Telephone point. Television aerial point. Deep understair storage cupboard. uPVC double glazed double opening doors providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Smoke alarm. Radiator. Door to:

### **BEDROOM 1**

11'10" (3.61m) x 8'10" (2.69m). Radiator. Telephone point. uPVC double glazed window to front aspect with outlook over neighbouring area.

From first floor landing, door to:

### **BEDROOM 2**

11'10" (3.61m) x 7'2" (2.18m) maximum reducing to 4'10" (1.47m). Radiator. Access to roof space. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

### **BATHROOM**

6'8" (2.03m) x 5'6" (1.68m). A modern matching white suite comprising panelled bath with modern style mixer tap and fitted mains shower unit over. Wash hand basin with tiled splashback. Low level WC. Radiator. Shaver point. Extractor fan.

### **OUTSIDE**

To the front of the property is an area of garden mostly laid to decorative stone chippings for ease of maintenance. Neat hedgerow. Dividing pathway leads to the front door with courtesy light. To the right side elevation of the property is a private driveway in turn providing access to:

### **SINGLE GARAGE**

Up and over door. Double power point.

The rear garden consists of a paved patio with outside light. Area laid to decorative stone chippings and chipped slate again for ease of maintenance. Enclosed to all sides. Dividing pathway leads to a rear gate providing pedestrian access.

### **TENURE**

#### **FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Timber framed with brick/blockwork outer leaf

Mains: - Water, drainage, electric

Heating: District Heating

Mobile: Indoors – EE and O2 voice likely and data limited, Three and Vodafone voice and data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard available.

Flood Risk: River & sea – Very low risk, Surface water – Very low risk

Mining: No risk from mining

Council Tax: Band B (East Devon)

## 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 the 1<sup>st</sup> roundabout, continue straight ahead and proceed to the 2<sup>nd</sup> roundabout (Cranbrook development) and turn left into the Mayfield Way, proceed down and the property in question will be found on the left hand side.

## 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.

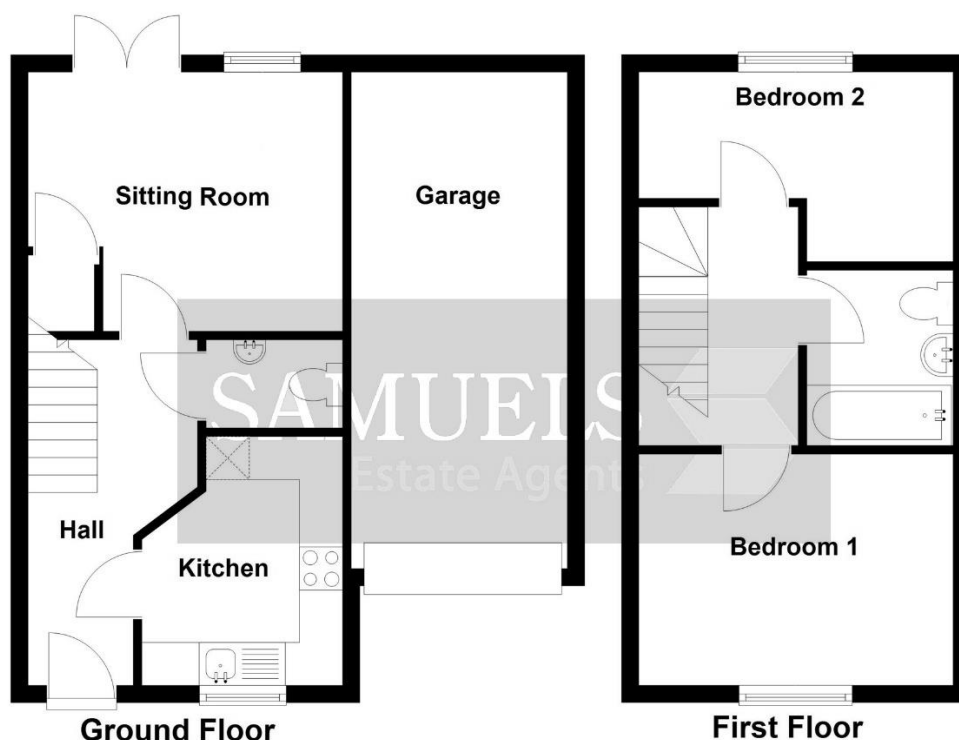
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0125/8836/AV**



Total area: approx. 67.1 sq. metres (722.5 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		