



**249 YOUNGHAYES ROAD
CRANBROOK
NEAR EXETER
EX5 7DS**

PROOF COPY



£265,000 FREEHOLD



A stylish semi detached family home presented in superb decorative order throughout. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Entrance hall. Ground floor cloakroom. Well proportioned sitting room. Light and spacious modern kitchen/dining room. uPVC double glazing. District heating. Easy to maintain enclosed rear garden. Allocated parking space. Highly convenient position providing good access to local amenities including mainline railway station. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

ENTRANCE HALL

Radiator. Electric consumer unit. Door to:

CLOAKROOM

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

From entrance hall, door to:

SITTING ROOM

18'0" (5.49m) x 11'2" (3.40m) maximum. A spacious room. Two radiators. Thermostat control panel. Stairs rising to first floor. Smoke alarm. Deep understair storage cupboard with two double power points and housing heat exchanger. Door leads to:

KITCHEN/DINING ROOM

13'10" (4.22m) x 9'6" (2.90m). Fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashback. 1½ bowl sink unit with modern style mixer tap and single drainer. Fitted oven. Four ring electric hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Further appliance space. Ample space for table and chairs. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Door to:

BEDROOM 1

11'8" (3.56m) maximum reducing to 8'10" (2.69m) x 10'5" (3.18m) maximum. Telephone point. Radiator. Good size built in wardrobe. uPVC double glazed double opening doors, with Juliet balcony, to front aspect. Door leads to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising low level WC with concealed cistern. Wash hand basin with modern style mixer tap. Tiled shower enclosure with fitted mains shower unit. Radiator. Part tiled walls. Shaver point. Extractor fan. Inset LED spotlight to ceiling. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'4" (3.45m) x 7'10" (2.39m). Radiator. uPVC double glazed window to rear aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 3

8'10" (2.69m) excluding wardrobe space x 5'10" (1.78m). Radiator. Built in wardrobe. uPVC double glazed window to rear aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

BATHROOM

7'8" (2.30m) x 5'6" (1.68m). A modern matching white suite comprising panelled bath with central mixer tap including shower attachment, fitted mains shower unit, tiled splashback and glazed shower screen. Low level WC with concealed cistern. Wash hand basin with modern style mixer tap. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling.

OUTSIDE

To the front of the property is an area of garden laid to decorative stone chippings for ease of maintenance. Pillared entrance with pathway leading to the front door. To the left side elevation is a shared pathway with side gate providing access to the rear garden which consists of a paved patio with outside light and water tap. Neat shaped area of lawn. Area of garden laid to decorative stone chippings. The rear garden is enclosed to all sides whilst a pathway with steps leads to a rear gate in turn providing access to private allocated parking space.

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 the 1st roundabout and take the 1st exit left down into Younghayes Road and continue down, passing the parade of shops and school, and proceed down where 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.

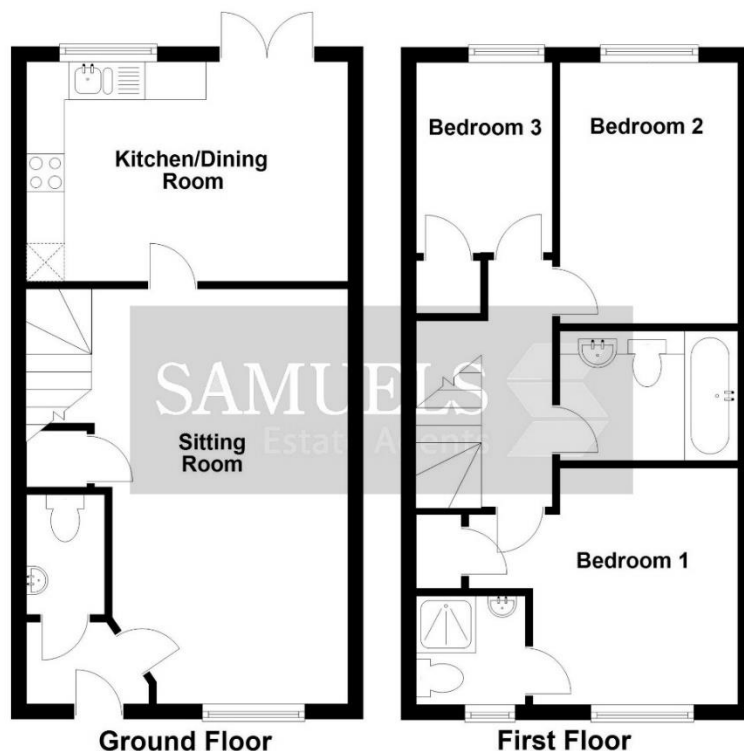
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0823/8474AV



Total area: approx. 71.5 sq. metres (769.4 sq. feet)

Floor plan for illustration purposes only – not to scale



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