



**18 GREAT ORCHARD
CRANBROOK
NEAR EXETER
EX5 7GD**



£230,000 FREEHOLD



A stylish modern mid terraced house presented in superb decorative order throughout whilst situated in a convenient position providing good access to local amenities, mainline railway station and major link roads. Two double bedrooms. First floor modern bathroom. Reception hall. Ground floor cloakroom. Modern kitchen. Lounge/dining room. Enclosed level rear garden enjoying westerly aspect. Two private allocated parking spaces. uPVC double glazing. District heating. Ideal first time buy/investment purchase. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

Smoke alarm. Radiator. Stairs rising to first floor. Vinyl flooring. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Extractor fan. Vinyl flooring. Obscure uPVC double glazed window to front aspect.

From reception hall, opening to:

KITCHEN

10'0" (3.05m) x 6'2" (1.88m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood grain effect work surfaces with tiled splashbacks. Fitted electric oven. Four ring electric hob with stainless steel splashback and filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Vinyl flooring. Wall mounted heat exchanger. Extractor fan. uPVC double glazed window to front aspect.

From reception hall, door to:

LOUNGE/DINING ROOM

13'2" (4.01m) maximum x 12'4" (3.76m) excluding door recess. A light and spacious room. Radiator. Telephone point. Deep understair storage cupboard. Telephone point. Double power point. Electric consumer unit. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Radiator. Access to, insulated and part boarded roof space with electric light. Door to:

BEDROOM 1

13'4" (4.06m) maximum x 8'6" (2.59m). Radiator. Deep built in cupboard/wardrobe. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

BEDROOM 2

13'2" (4.01m) x 7'4" (2.24m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment, folding glass shower screen and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Vinyl flooring. Radiator. Extractor fan.

OUTSIDE

To the front of the property is a small walled area of garden. Pillared entrance with dividing steps and pathway leading to the front door. The property also benefits from two private allocated parking spaces which are situated either side of shrub bed. The rear garden is a particular feature of the property enjoying a westerly aspect whilst consisting of an attractive paved patio with water tap, external power points and light. Neat shaped area of lawn. Dividing pathway leads to a quality insulated storage shed with power and light. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Timber frame and brick

Mains: - Water, drainage, electric

Heating: District heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band B (East Devon)

DIRECTIONS

From Exeter direction proceed along on the B3174 (Whimble Road) and proceed along, passing the Jack in the Green public house/restaurant and at the next roundabout bear left onto Yonder Acre Way. Proceed down taking the 4th right into Rush Meadow Road, continue along taking the right hand turning into Little Mead. Bear round to the left and take the next right and proceed along and the property in question will be found on the right 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 checks 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.

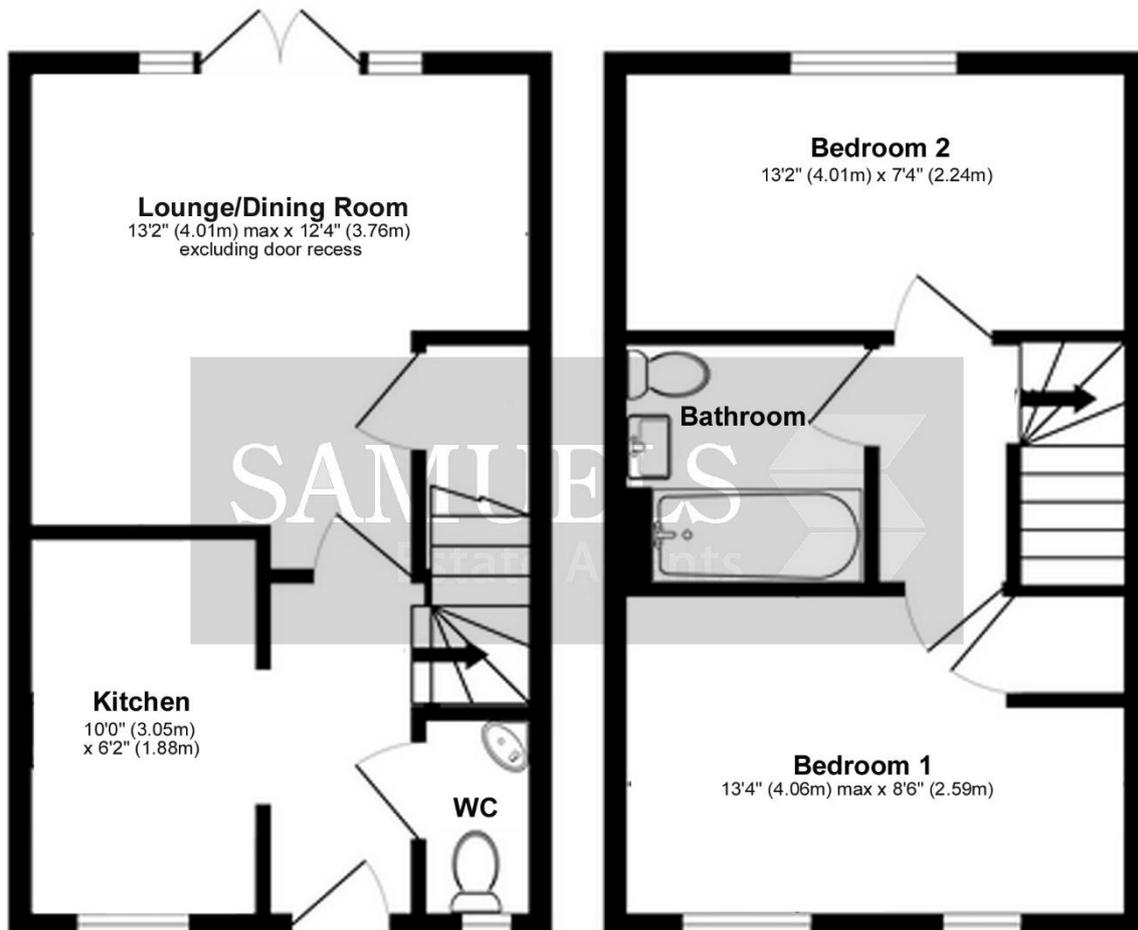
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0326/9169/AV



Total Floor Area: 590 sq.ft. (54.8 sq.m.) approx

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		