



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



£220,000 FREEHOLD



A well appointed modern terraced house occupying a highly convenient position providing good access to local amenities and mainline railway station. Good decorative order throughout. Two double bedrooms. First floor modern bathroom. Sitting room open plan to modern kitchen/dining room. Ground floor cloakroom. Good size enclosed rear garden. Private allocated parking space. Ideal first time buy/investment purchase. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

ENTRANCE HALL

Electric consumer unit. Thermostat control panel. Door to:

CLOAKROOM

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

From Entrance Hall, open plan to:

SITTING ROOM

13'6" (4.11m) into bay x 9'2" (2.79m). Contemporary wall mounted living flame effect electric fire. uPVC double glazed bay window to front aspect. Radiator. Open plan to:

KITCHEN/DINING AREA

12'10" (3.91m) x 11'2" (3.40m) maximum. A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Fitted oven with four ring electric hob, glass splashback and filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated washing machine. Integrated upright fridge freezer. Wall mounted concealed heat exchanger. Radiator. Space for table and chairs. Understairs recess. Stairs rising to First Floor. 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

Access to roof space. Smoke alarm. Door to:

BEDROOM 1

12'10" (3.91m) maximum x 8'2" (2.49m). Telephone point. Television aerial point. Deep cupboard/wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden, to fields and trees beyond. Radiator

From First Floor Landing, door to:

BEDROOM 2

12'10" (3.91m) x 6'8" (2.03m). uPVC double glazed window to front aspect with open views. Radiator.

From First Floor Landing, door to:

BATHROOM

6'10" (2.08m) x 6'2" (1.88m). A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment, glass shower screen. Low level WC with concealed cistern. Wash hand basin with modern style mixer tap. Heated ladder towel rail. Part tiled wall surround. Shaver point. Inset LED spotlights to ceiling. Extractor fan.

OUTSIDE

To the front of the property is a small walled area of garden with pillared entrance and dividing pathway leading to the front door, with courtesy light. The rear garden is of good size and consists of a paved patio with outside light and shrub bed leading to a neat shaped area of lawn. The rear garden is enclosed to all sides whilst a side pathway leads to a rear gate providing pedestrian access and in turn providing access to private allocated parking space (2nd space down on the left hand side).

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 continue along passing the parade of shops and the property in question will be found a bit further along on the left hand side.

TENURE FREEHOLD

VIEWING

Strictly by appointment with the Vendor's Agents.

AGENT'S 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 investigations 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 investigate 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.

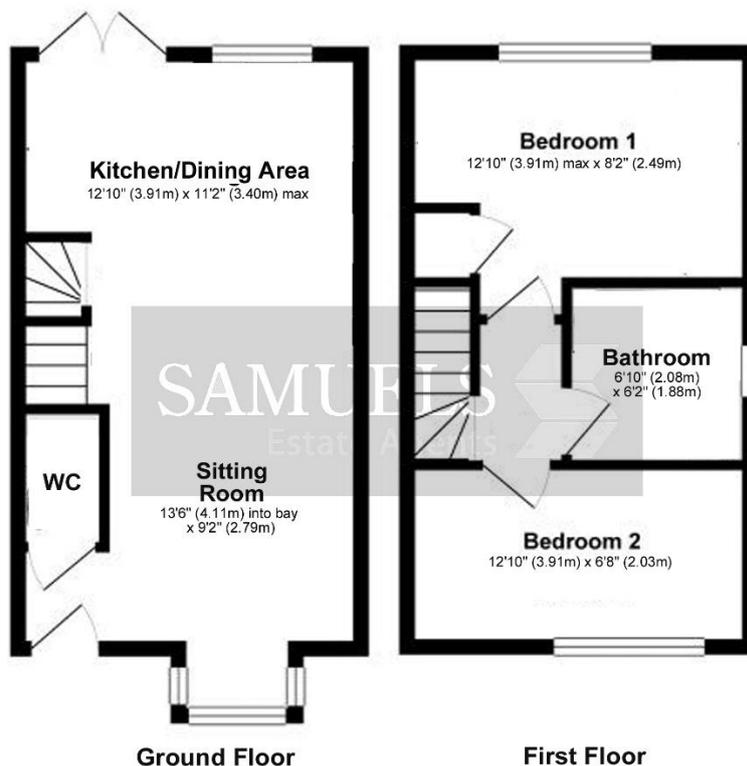
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENT'S 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/0323/9147/AV



TOTAL FLOOR AREA : 53.93 sq. m. (580.48 sq. ft.) approx.

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		