



**21 ST MICHAELS WAY
CRANBROOK
NEAR EXETER
EX5 7DB**

PROOF COPY



OFFERS IN EXCESS OF £290,000 FREEHOLD



A beautifully presented modern end link family home offering spacious living accommodation. Three bedrooms. Ensuite shower room to master bedroom. First floor bathroom. Reception hall. Ground floor cloakroom. Modern kitchen. Spacious open plan lounge/dining room. Enclosed landscaped rear garden. Private driveway. Attached garage. Highly convenient position providing good access to local amenities, railway station and major link roads. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Front door, with inset obscure double glazed panel, leads to:

RECEPTION HALL

Laminate wood effect flooring. Radiator. Stairs rising to first floor. Telephone point. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin with tiled splashback. Radiator. Laminate wood effect flooring. Electric consumer unit. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

KITCHEN

11'6" (3.51m) x 7'10" (2.39m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. Fitted electric oven. Four ring electric hob with filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Plumbing and space for washing machine. Laminate wood effect flooring. Space for upright fridge freezer. Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

LOUNGE/DINING ROOM

15'8" (4.78m) x 13'6" (4.11m) maximum. A light and spacious room with laminate wood effect flooring. Two radiators. Wall mounted contemporary living flame effect electric fire. Deep understair storage cupboard. Television aerial point. 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. Linen/storage cupboard with fitted shelf. Door to:

BEDROOM 1

12'8" (3.86m) excluding recess x 9'8" (2.95m) excluding door recess. Radiator. Storage recess. uPVC double glazed window to front aspect. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin with tiled splashback. Radiator. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

9'4" (2.84m) x 8'8" (2.64m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

9'2" (2.79m) x 6'0" (1.83m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

6'4" (1.93m) x 6'2" (1.88m). A modern matching white suite comprising panelled bath with modern style mixer tap and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Radiator. Extractor fan.

OUTSIDE

To the front of the property is an enclosed garden mostly laid to decorative stone chippings for ease of maintenance with dividing pathway leading to the front door with courtesy light. The front garden is enclosed to all sides by means of timber panelled picket fencing. To the left side elevation is a private driveway providing parking in turn providing access to:

SINGLE GARAGE

18'10" (5.74m) x 9'4" (2.84m). With power and light. Pitched roof providing additional storage space. Part obscure double glazed rear courtesy door provides access to the rear garden.

The rear garden consists of a good size attractive slate effect paved patio with outside light. Picket fencing with gate leading down to a shaped area of lawn and timber decked terrace. The rear garden is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: District Heating

Mobile: Indoors: Three none, O2, EE and Vodafone likely - Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band C

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 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.

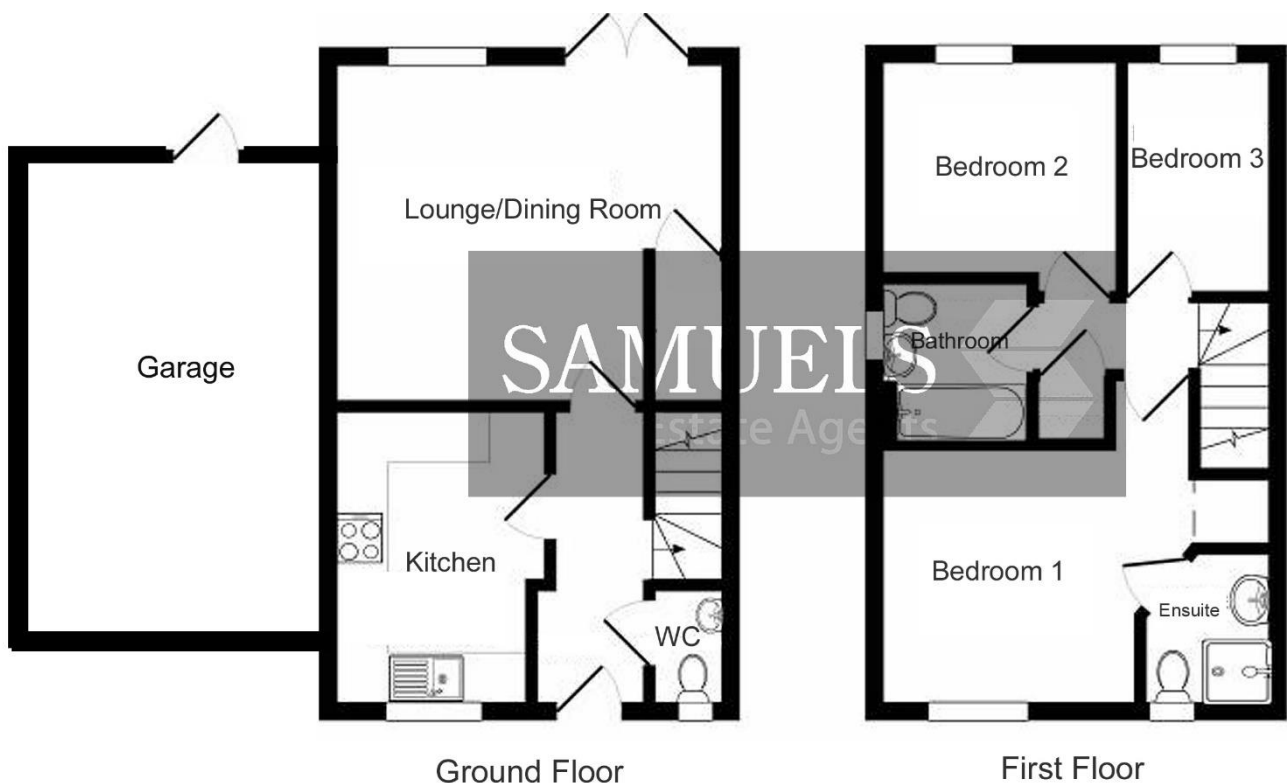
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0924/8757/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		