



**10 GRATTON PARK
CRANBOOK
NEAR EXETER
EX5 7AS**



£240,000 FREEHOLD



A well proportioned modern mid terraced house presented in good decorative order throughout whilst situated in a highly convenient position providing good access to local amenities, railway station and major link roads. Two good size bedrooms. First floor modern bathroom. Reception hall. Ground floor cloakroom. Sitting room. Spacious modern kitchen/dining room. Enclosed rear garden. Private allocated parking space. uPVC double glazing. District heating. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

Radiator. Telephone point. Electric consumer unit. Cloak hanging space. Smoke alarm. Door to:

CLOAKROOM

A spacious cloakroom. Low level WC. Wash hand basin with tiled splashback. Radiator. Extractor fan.

From reception hall, door to:

SITTING ROOM

17'8" (5.38m) x 11'8" (3.56m) maximum reducing to 9'10" (3.0m). Two radiators. Telephone point. Television aerial point. Stairs rising to first floor. Smoke alarm. Understair storage cupboard housing heat exchanger. Full height uPVC double glazed window to front aspect. Door to:

KITCHEN/DINING ROOM

14'8" (4.47m) x 10'0" (3.05m). A well proportioned kitchen fitted with a range of matching base, drawer and eye level cupboards. Granite effect roll edge work surfaces with matching splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric oven. Four ring electric hob with glass splashback and filter/extractor hood over. Integrated upright fridge freezer. Upright storage cupboard. Integrated washing machine. Radiator. Space for table and chairs. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. Part double glazed door provides access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Airing/storage cupboard with fitted shelving and electric bar heater. Door to:

BEDROOM 1

14'8" (4.47m) x 12'2" (3.71m) maximum reducing to 9'6" (2.90m). A well proportioned room. Radiator. Telephone point. Television aerial point. Wardrobe recess. Two full height uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

15'4" (4.67m) x 7'2" (2.18m). Again another well proportioned room. Radiator. Telephone point. Television aerial point. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

7'2" (2.18m) x 6'6" (1.98m). A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over, glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Shaver point. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of garden mostly laid to decorative chipped slate for ease of maintenance with maturing shrubs. Pathway leads to the front door with courtesy light. The rear garden consists of a paved patio with outside light leading to a shaped area of lawn. Dividing pathway leads to the lower end of the garden with timber shed. and a rear gate providing access to private allocated parking space situated close by (numbered 10).

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: District heating

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

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

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 Cranbrook and at the 2nd roundabout turn left into the development, bear left again and continue down for a short while taking the 2nd left into Gratton Park where the property in question will be found a short way along 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 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.

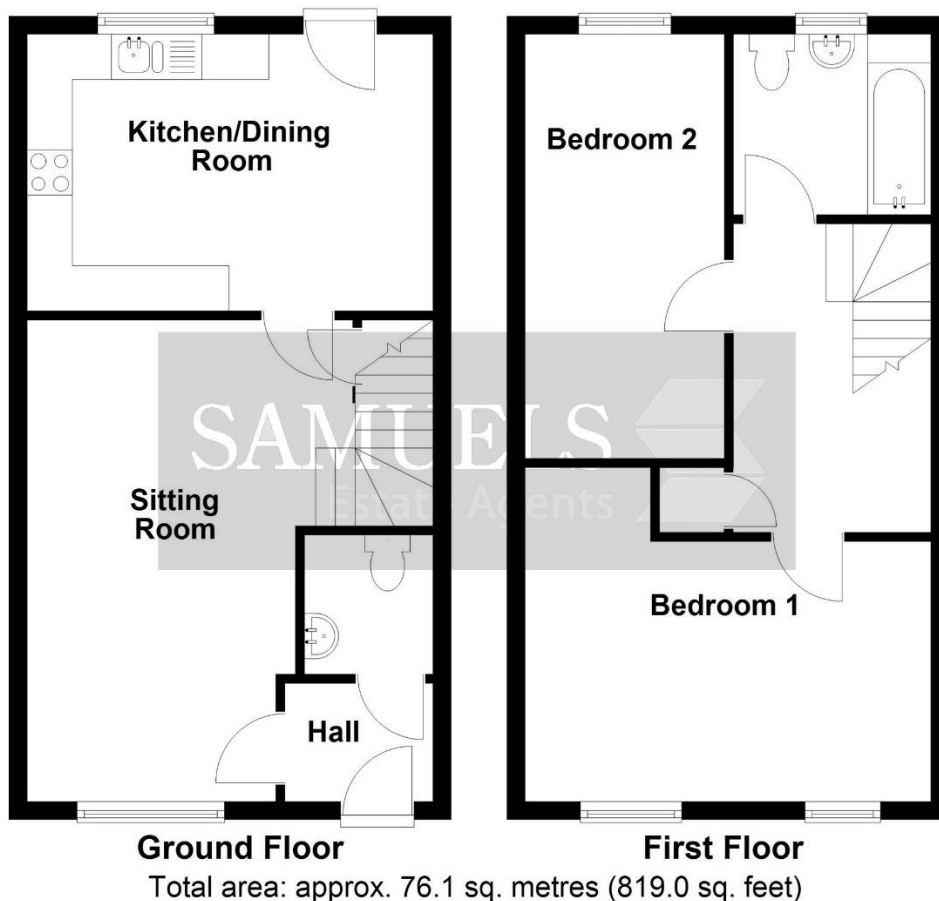
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1224/8820/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		