



**18 THREE CORNER FIELD  
CRANBROOK  
EXETER  
EX5 7DG**

PROOF COPY



**GUIDE PRICE £400,000-£425,000 FREEHOLD**



**A beautifully presented modern detached family home occupying a fabulous position providing good access to local amenities and major link roads. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Modern kitchen/dining room. Enclosed rear garden. Private driveway. Garage. Electric car charging point. uPVC double glazing. District heating. A great family home. No chain. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

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

### **RECEPTION HALL**

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

### **SITTING ROOM**

16'0" (4.88m) into bay x 13'4" (4.06m) maximum. A spacious room. Radiator. Telephone point. Television aerial point. uPVC double glazed bay window to front aspect.

From reception hall, door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin with tiled splashback. Radiator. Electric consumer unit. Solid oak flooring. Extractor fan.

From reception hall, door to:

### **KITCHEN/DINING ROOM**

17'8" (5.38m) x 9'2" (2.79m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with matching splashback. 1½ bowl sink unit with single drainer and mixer tap. Twin electric ovens/grill. Four ring electric hob with stainless steel splashback and filter/extractor hood over. Integrated washing machine. Space for upright fridge freezer. Wall mounted concealed heat exchanger. Radiator. Solid oak flooring. Deep understair storage cupboard with fitted shelving. 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**

A spacious landing, Radiator. Access to roof space. Smoke alarm. Storage cupboard with fitted shelving. uPVC double glazed window to side aspect. Door to:

### **BEDROOM 1**

10'8" (3.25m) excluding door recess x 12'2" (3.71m) into recess reducing to 10'2" (3.10m). Radiator. uPVC double glazed window to front aspect. Door leads to:

### **ENSUITE SHOWER ROOM**

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

From first floor landing, door to:

### **BEDROOM 2**

13'4" (4.06m) maximum x 10'6" (3.20m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

9'8" (2.95m) x 9'2" (2.79m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 4**

11'0" (3.35m) x 9'2" (2.79m) maximum. 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 and tiled splashback. Low level WC. Wash hand basin with tiled splashback. Shaver point. Radiator. Extractor fan. Solid bamboo flooring. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is an area of lawned garden with neat hedgerow. Pathway leads to the front door. A private driveway provides parking with car charging point and in turn providing access to:

### **GARAGE**

With power and light. Rear courtesy door provides access to the rear garden.

The rear garden consists of a paved patio with water tap. Good size area of lawn with side shrub beds well stocked with a variety of maturing shrubs, plants and maturing trees. The rear garden is enclosed to all sides.

**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 1<sup>st</sup> roundabout (Cranbrook), turn left and proceed down taking the 1<sup>st</sup> right into Three Corner Field 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.

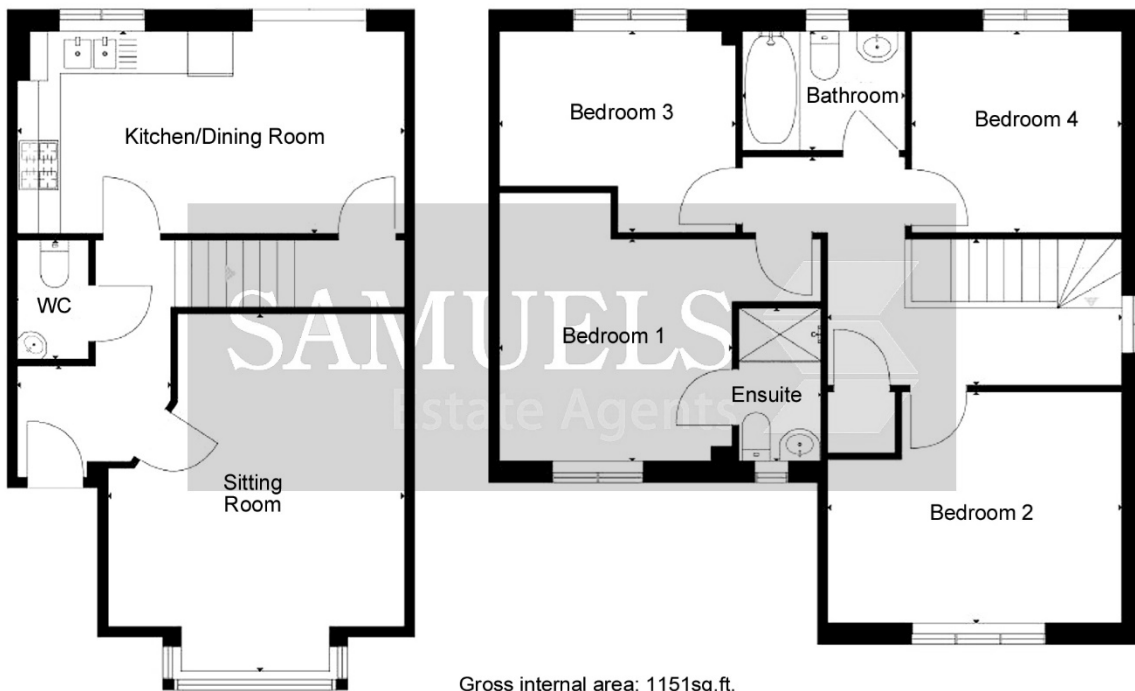
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0224/8581/AV**



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		