

**4 CEDAR CLOSE  
CRANBROOK  
NEAR EXETER  
EX5 7FX**



**£230,000 FREEHOLD**



**A spacious modern detached coach house presented in superb decorative order throughout with the benefit of a double garage (two single garages) situated directly beneath. Two double bedrooms. Entrance hall. Light and spacious lounge/dining room. Modern kitchen. Modern bathroom. uPVC double glazing. District heating. Popular residential development on the outskirts of Exeter providing good access to local amenities, major link roads and mainline railway station. Ideal first time buy/investment purchase. No chain. Viewing highly recommended.**

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

Attractive composite front door leads to:

### **ENTRANCE HALL**

Radiator. Electric consumer unit. Smoke alarm. Inset LED spotlight to ceiling. Stairs rising to:

### **FIRST FLOOR**

#### **HALLWAY**

Radiator. Smoke alarm. Access to roof space. Thermostat control panel. Door to:

#### **LOUNGE/DINING ROOM**

19'6" (5.94m) x 10'5" (3.18m). Two radiators. Telephone point. Television aerial point. uPVC double glazed window to front aspect. uPVC double glazed window to rear aspect.

From first floor hallway, door to:

#### **KITCHEN**

10'0" (3.05m) x 10'0" (3.05m) maximum. A light and spacious modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces with matching splashback. 1½ bowl sink unit with single drainer and mixer tap. Fitted electric oven. Four ring electric hob with stainless steel splashback and filter/extractor hood over. Washing machine (included in sale). Samsung upright fridge freezer (included in sale). Wall mounted concealed heat exchanger service central heating and hot water supply. Inset LED spotlights to ceiling. Deep storage cupboard with fitted shelving. uPVC double glazed window to front aspect.

From first floor hallway, door to:

#### **BEDROOM 1**

14'0" (4.27m) x 9'10" (3.0m). Radiator. Television aerial point. Built in triple wardrobe with mirror fronted doors. uPVC double glazed window to front aspect.

From first floor hallway, door to:

#### **BEDROOM 2**

10'4" (3.15m) x 9'4" (2.84m). Radiator. Television aerial point. uPVC double glazed window to rear aspect.

From first floor hallway, door to:

#### **BATHROOM**

6'8" (2.03m) x 5'6" (1.68m). A modern matching white suite comprising panelled bath with fitted mains shower unit over, glass shower screen and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Heated ladder towel rail. Extractor fan. Medicine cabinet. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

#### **OUTSIDE**

The property benefits from two single garages which are situated beneath the coach house:

**GARAGE 1.** 19'6" (5.94m) x 10'4" (3.15m). With power and light. Water tap. Up and over door providing vehicle access. Electric wired for electronic remote control door.

#### **GARAGE 2**

19'6" (5.94m) x 9'10" (3.0m). With power and light. Up and over door providing vehicle access. Electric wired for electronic remote control door.

Additional deep integral storage cupboard, with electric light, situated to the rear of the building.

#### **TENURE**

FREEHOLD

#### **MATERIAL INFORMATION**

Construction Type: Timber Frame Construction with tiled roof and brick exterior

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

Proceeding out of Exeter (M5 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 to the third roundabout and take the 1<sup>st</sup> exit left onto Court Royal then 1<sup>st</sup> right into Badger Way (next to Cranberry Farm public house) and proceed along this road taking the next right into Mulberry Road then turn right, continue around taking the right hand turning into Beech Road and continue straight ahead into Cedar Close. 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 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

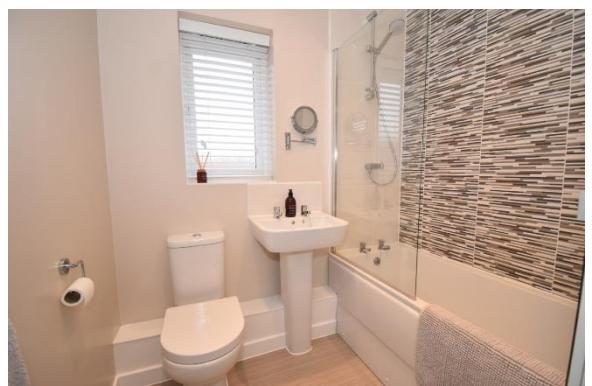
Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

## REFERENCE

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

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