



**24 LOWER THREE ACRES
CRANBROOK
NEAR EXETER
EX5 7DZ**



OFFERS IN EXCESS OF £200,000 FREEHOLD



A well appointed modern coach house occupying a delightful cul-de-sac position with pleasant outlook and views over neighbouring area and countryside beyond. Good decorative order throughout. Spacious lounge/dining room. Modern kitchen. Two bedrooms. Modern bathroom. Integral garage. uPVC double glazing. District heating. Solar panel system. Convenient position providing good access to major link roads and mainline railway station. No chain. Viewing recommended

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Courtesy light. Front door, with inset obscure double glazed panel, leads to:

RECEPTION HALL

Radiator. Door to integral garage. Smoke alarm. Electric consumer unit. Stairs lead to:

FIRST FLOOR

LOUNGE/DINING ROOM

17'8" (5.38m) x 14'2" (4.32m) maximum reducing to 10'10" (3.30m). A light and spacious room with three radiators. Television aerial point. Telephone point. Smoke alarm. uPVC double glazed window to front aspect. uPVC double glazed window to rear aspect with pleasant outlook over neighbouring area and countryside beyond. Square opening to:

KITCHEN

8'6" (2.59m) x 6'5" (1.96m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring electric hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Smoke alarm. uPVC double glazed window to rear aspect with outlook over neighbouring area and countryside beyond.

Door to:

BEDROOM 1

12'2" (3.71m) maximum reducing to 9'0" (2.74m) x 10'4" (3.15m) excluding door recess. Radiator. Access to roof space. Deep storage cupboard/wardrobe with fitted shelving. uPVC double glazed window to front aspect.

Door to:

BEDROOM 2

8'10" (2.69m) x 6'6" (1.98m). Radiator. Telephone point. uPVC double glazed window to front aspect.

Door to:

BATHROOM

7'0" (2.13m) x 5'6" (1.68m). A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment over, glass shower screen and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Radiator. Extractor fan. Shaver point. Obscure uPVC double glazed window to rear aspect.

From ground floor reception hall, door to:

INTEGRAL GARAGE

17'8" (5.38m) x 8'2" (2.49m). With power and light. Telephone point. Up and over door providing vehicle access. Obscure uPVC double glazed window to front aspect. Door providing access to deep understair storage cupboard with electric light and also housing heat exchanger.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

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 (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 3rd mini roundabout by the Cranberry Farm Public House and proceed straight ahead onto the Rockbeare straight. Continue along passing the Jack in the Green public house and over the roundabout again proceeding straight ahead taking the left hand turning into Southbrook Meadow. Continue down which connects to Lower Three Acres where the property in question will be found 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/1125/9085/AV



Floor plan for illustration purposes only – not to scale



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