



**113 YONDER ACRE WAY  
CRANBROOK  
NEAR EXETER  
EX5 7HG**

PROOF COPY



**£325,000 FREEHOLD**



**A stylish and well proportioned modern town house presented in good decorative order throughout. Three good size bedrooms. Ensuite shower room to master bedroom. Modern family bathroom. Reception hall. Ground floor cloakroom. Light and spacious lounge/dining room. Modern kitchen/breakfast room. uPVC double glazing. District heating. Enclosed rear garden. Private parking for three vehicles. Convenient position providing good access to local amenities and major link roads. A lovely family home. Viewing highly recommended.**

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

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

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Understair recess. Smoke alarm. Amtico flooring. Deep understair storage cupboard with double power point. Thermostat control panel. Door to:

### **KITCHEN/BREAKFAST ROOM**

11'8" (3.56m) x 10'0" (3.05m) maximum reducing to 8'5" (2.57m). Amtico flooring. A modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Wood 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 dishwasher. Integrated upright fridge freezer. Integrated washing machine. Upright storage cupboard housing heat exchanger. Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Amtico flooring. Wash hand basin with modern style mixer tap. Heated ladder towel rail. Extractor fan.

From reception hall, door to:

### **SITTING ROOM**

15'8" (4.78m) x 11'6" (3.51m). A spacious room. Radiator. Amtico flooring. Television aerial point. Telephone point. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook over rear garden.

### **FIRST FLOOR LANDING**

Radiator. Smoke alarm. Stairs rising to second floor. uPVC double glazed window to front aspect. Door to:

### **BEDROOM 2**

15'8" (4.78m) x 11'8" (3.56m). Two radiators. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 3**

8'10" (2.69m) x 8'4" (2.54m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

8'4" (2.54m) x 5'6" (1.68m). A modern matching white suite comprising panelled bath with modern style mixer tap, shower attachment and folding glass shower screen. Wash hand basin with tiled splashback. Low level WC. Tiled floor. Heated ladder towel rail. Extractor fan.

### **SECOND FLOOR LANDING**

Radiator. Storage cupboard. Door to:

### **BEDROOM 1**

20'4" (6.20m) maximum x 12'4" (3.76m) maximum reducing to 6'8" (2.03m). A fabulous light and spacious room. Access to roof space. Radiator. Thermostat control panel. Telephone point. uPVC double glazed window to front aspect. Door to:

### **ENSUITE SHOWER ROOM**

8'4" (2.54m) x 4'8" (1.42m). A modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit and folding glass shower screen. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Tiled floor. Heated ladder towel rail. Extractor fan. Double glazed Velux style window to rear aspect with outlook over neighbouring area and countryside beyond.

### **OUTSIDE**

To the front of the property is an enclosed garden stocked with a variety of maturing shrubs, plants and bushes. Pillared entrance with pathway leading to the front door. The rear garden consists of a shaped area of lawn with paved patio, outside light and water tap. Enclosed to all sides. A rear gate provides pedestrian access to a double length private parking space providing parking for two vehicles. In addition to this the property also benefits from a further private allocated parking space. In total providing parking for three vehicles. Between the parking spaces is a lawned area of garden with young tree.

### **TENURE**

Freehold

### **COUNCIL TAX**

Band D

## DIRECTIONS

From Exeter direction proceed along on the B3174 (Whimble Road) and proceed along, passing the Jack in the Green public house/restaurant and at the next roundabout bear left onto Yonder Acre Way, 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 checks on 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 surveyors 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.

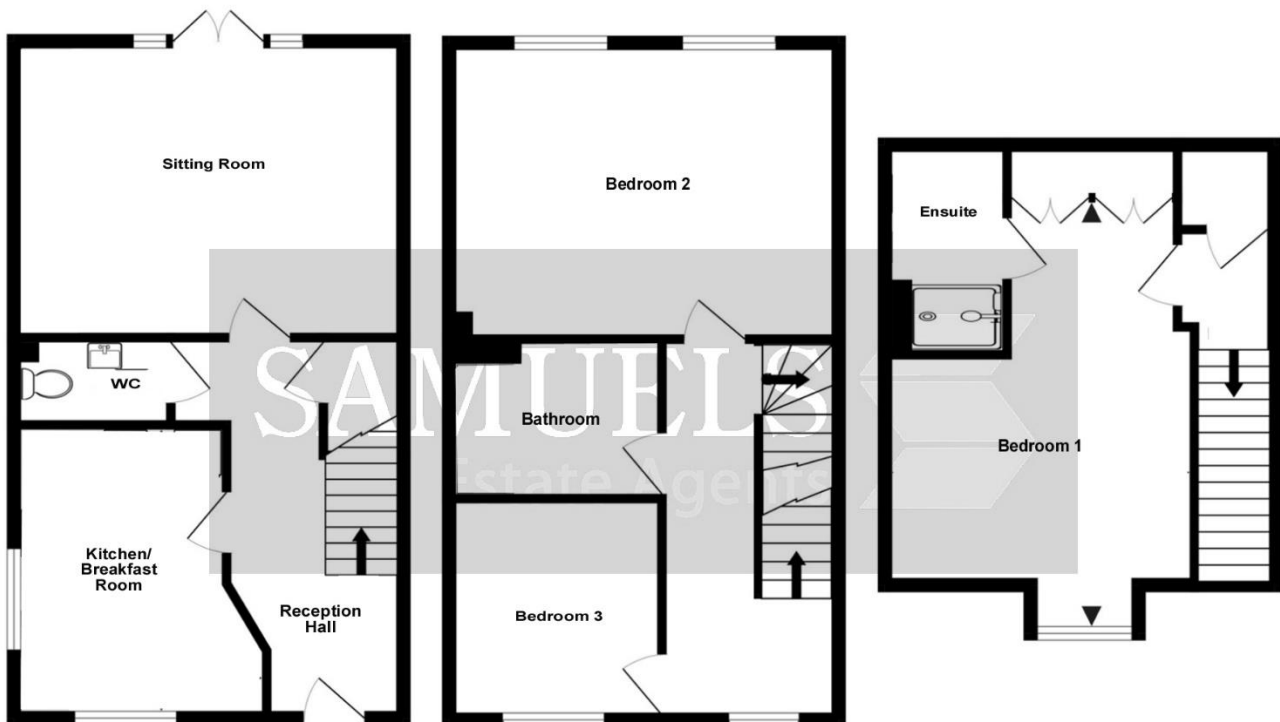
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0824/8729/AV



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 sq.m.) approx.

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		