



**6 BARLEY ROAD
CRANBROOK
NEAR EXETER
EX5 7HR**



OFFERS IN EXCESS OF £270,000 FREEHOLD



A stylish three bedroom semi detached house occupying a fabulous corner plot position with gardens to three sides and private parking for two vehicles. Presented in superb decorative order throughout. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Modern kitchen/dining room. uPVC double glazing. District heating. Popular development on the outskirts of Exeter providing good access to local amenities, major link roads and mainline railway station. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Composite front door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Electric consumer unit. Smoke alarm. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

14'4" (4.37m) x 12'2" (3.71m) maximum. Radiator. Telephone point. Television aerial point. Deep understair storage cupboard. uPVC double glazed window to front aspect. Door to:

KITCHEN/DINING ROOM

15'4" (4.67m) x 8'10" (2.69m). A light and spacious kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Granite effect roll edge work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric double oven/grill. Four ring electric hob with stainless steel splashback and filter/extractor hood over. Integrated upright fridge freezer. Integrated dishwasher. Integrated washing machine. Radiator. Wall mounted concealed heat exchanger. Space for table and chairs. 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

Smoke alarm. Access to roof space. Deep storage cupboard with fitted shelf. Door to:

BEDROOM 1

12'2" (3.71m) excluding wardrobe space x 9'6" (2.90m) maximum. Radiator. Built in deep wardrobe/storage cupboard. uPVC double glazed window to front aspect. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising tiled shower enclosure with fitted mains shower unit including separate shower attachment. Low level WC. Wash hand basin with modern style mixer tap. Part tiled walls. Radiator. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

9'2" (2.79m) x 7'8" (2.30m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

7'8" (2.30m) x 6'0" (1.83m). 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, fitted mains shower unit over, glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. Radiator. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

The property benefits from occupying corner plot site with gardens to three sides. Side shaped area of lawn with various maturing shrubs. To the right side of the garden is a private driveway providing parking for two vehicles with side gate leading to the rear garden, which is a particular feature of the property, which consists of a neat shaped area of lawn with attractive paved patio which extends to the side elevation. The rear garden is enclosed by timber panelled fencing and brick wall to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

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 C (East Devon)

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. Proceed down taking the 4th right into Rush Meadow continue almost to the end of this road and turn left into Barley Road.

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.

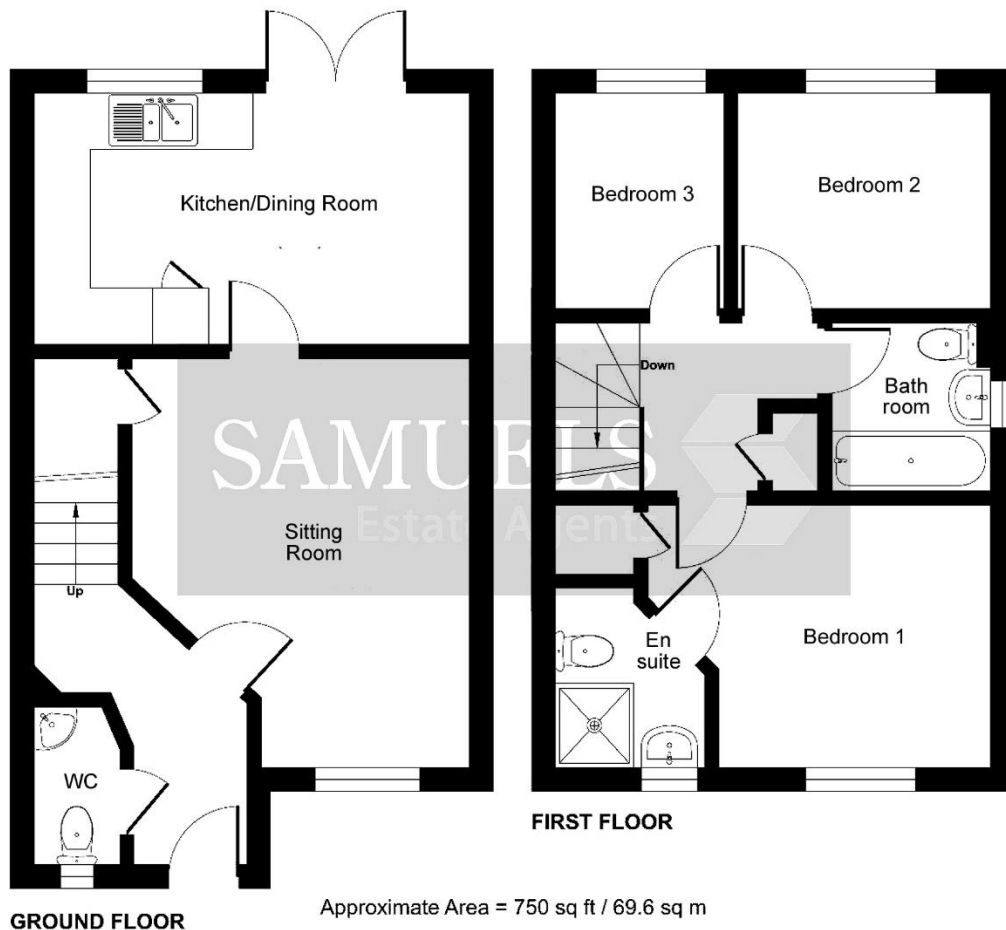
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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

CDER/1025/9082/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		