



**15 HENRYS RUN
CRANBROOK
NEAR EXETER
EX5 7AU**

PROOF COPY



£250,000 FREEHOLD



A well appointed modern semi detached house occupying a highly convenient position providing good access to local amenities and mainline railway station. Three bedrooms. Ensuite shower room to master bedroom. First floor bathroom. Sitting room. Kitchen/dining room. Ground floor cloakroom. Enclosed rear garden. Driveway and parking. Ideal first time buy/investment purchase. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Front door, with inset obscure double glazed panels, leads to:

ENTRANCE HALL

Tiled floor. Electric consumer unit. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC with concealed cistern. Wash hand basin with tiled splashback. Radiator. Tiled floor. Cloak hanging space.

From entrance hall, door to:

SITTING ROOM

18'0" (5.49m) x 11'0" (3.35m) maximum reducing to 10'4" (3.15m). A well proportioned room. Two radiators. Telephone point. Television aerial point. Deep storage cupboard housing heat exchanger. Stairs rising to first floor. uPVC double glazed window to front aspect. Door to:

KITCHEN/DINING ROOM

13'10" (4.22m) x 9'6" (2.90m). Fitted with a range of matching 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 oven. Four ring electric hob with glass splashback and filter/extractor hood over. Integrated upright fridge freezer. Integrated washing machine. Integrated dishwasher. Tiled floor. Radiator. Space for table and chairs. Inset LED spotlights to ceiling. 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. Radiator. Door to:

BEDROOM 1

11'8" (3.56m) excluding wardrobe space reducing to 8'10" (2.69m) x 10'4" (3.15m) maximum. Radiator. Built in wardrobe. Two uPVC double glazed windows to front aspect. Door to:

ENSUITE SHOWER ROOM

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

From first floor landing, door to:

BEDROOM 2

11'4" (3.45m) x 7'6" (2.29m). Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 3

10'10" (3.30m) maximum reducing to 8'4" (2.54m) x 6'0" (1.83m). Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BATHROOM

7'8" (2.30m) x 5'8" (1.73m). A modern matching white suite comprising panelled bath with central mixer tap including shower attachment and tiled splashback. Low level WC with concealed cistern. Wash hand basin with modern style mixer tap and tiled splashback. Part tiled walls. Heated ladder towel rail. Extractor fan.

OUTSIDE

To the front and side of the property is an area of garden stocked with a variety of maturing shrubs, plants and bushes. Dividing pathway leads to the front door, with courtesy light. To the left side elevation is a side gate providing access to the rear garden which consists of a paved patio with the rest of the garden mostly laid to decorative stone chippings for ease of maintenance. Raised shrub bed. Timber shed. The property also benefits from a private driveway providing parking for two vehicles which is situated directly behind the garden.

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 C (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 2nd roundabout turn left into the development, bear left again and continue down for a short while taking the 3rd left into Henrys Run

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.

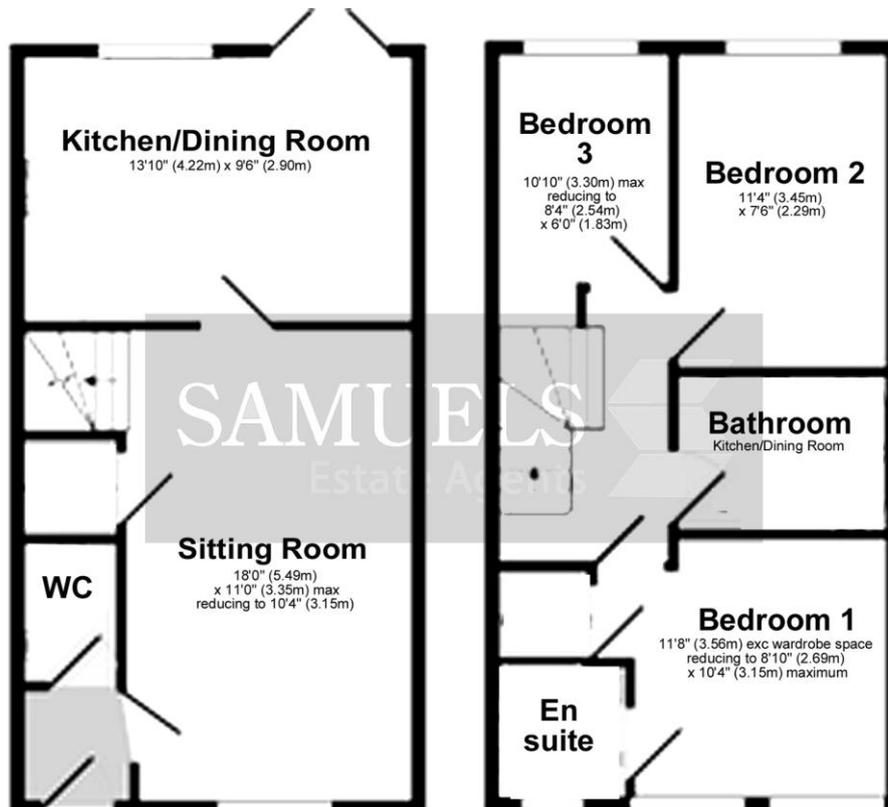
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0326/9155/AV



Floor plan for illustration purposes only – not to scale

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

