

**12 WATER LAKE AVENUE
CRANBROOK
NEAR EXETER
EX5 7HW**



£360,000 FREEHOLD



A beautifully presented modern detached family home occupying a fabulous end of cul-de-sac position with pleasant outlook over neighbouring country park and beyond. Well proportioned living accommodation. Three good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Spacious modern kitchen/dining room. Utility room. uPVC double glazing. District heating. Private driveway providing parking for approximately two vehicles. Adjoining garage offering scope for conversion (subject to the necessary consents). Enclosed easy to maintain rear garden providing a high degree of privacy. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Glass canopy entrance. Composite front door leads to:

RECEPTION HALL

Radiator. Alarm junction panel. Stairs rising to first floor. Electric consumer unit. Thermostat control panel. Smoke alarm. Understair recess. Deep understair storage cupboard. Door to:

SITTING ROOM

13'0" (3.96m) x 12'0" (3.66m). A spacious room. Radiator. Telephone point. Television aerial point. uPVC double glazed window to front aspect with outlook over neighbouring country park.

From reception hall, door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap. Radiator. Extractor fan.

From reception hall, door to:

KITCHEN/DINING ROOM

18'2" (5.54m) x 9'4" (2.84m). A light and spacious room. Modern fitted kitchen comprising a range of matching base, drawer and eye level cupboards. Quartz work surfaces incorporating breakfast bar. Electric oven. Four ring electric induction hob with filter/extractor hood over. Integrated upright fridge freezer. 1½ bowl sink unit with modern style mixer tap and single drainer set within quartz work surface. Integrated dishwasher. 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. Door to:

UTILITY ROOM

6'0" (1.83m) x 5'6" (1.68m). Quartz work surface with splashback. Base cupboard. Plumbing and space for washing machine. Further appliance space. Wall mounted heat exchanger. Radiator. Double width larder cupboard. Part obscure double glazed composite door to side elevation.

FIRST FLOOR LANDING

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

BEDROOM 1

13'0" (3.96m) x 10'8" (3.25m). Radiator. Built in triple wardrobe. uPVC double glazed window to front aspect with pleasant outlook over neighbouring country park. Door to:

ENSUITE SHOWER ROOM

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

From first floor landing, door to:

BEDROOM 2

9'8" (2.95m) x 9'6" (2.90m). Built in double wardrobe. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

9'6" (2.90m) x 8'2" (2.49m). 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 including separate shower attachment and glass shower screen. Wash hand basin with modern style mixer tap. Low level WC. Part tile walls. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

The property benefits from occupying an end plot position with driveway providing parking in turn providing access:

GARAGE

19'4" (5.89m) x 9'8" (2.95m). A good size garage with pitched roof providing additional storage space. Power and light. Up and over door provides vehicle access. Side courtesy door provides access to the rear garden.

The front garden consists of a shrub bed stocked with a variety of maturing shrubs and plants. Pathway leads to front door with courtesy light.

To the left side elevation of the property is a side gate leading to the side elevation laid to decorative stone chippings, for ease of maintenance, with outside light and water tap and opening to the rear garden which consists of an attractive paved patio with the rest of the garden laid to decorative stone chippings for ease of maintenance. External power points. The rear garden is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Light timber frame with 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 D (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 take the right hand turning into Linhay Road then 1st right into Water Lake Avenue. At the 'T' junction turn right and the property in question will be found at the end of this road 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.

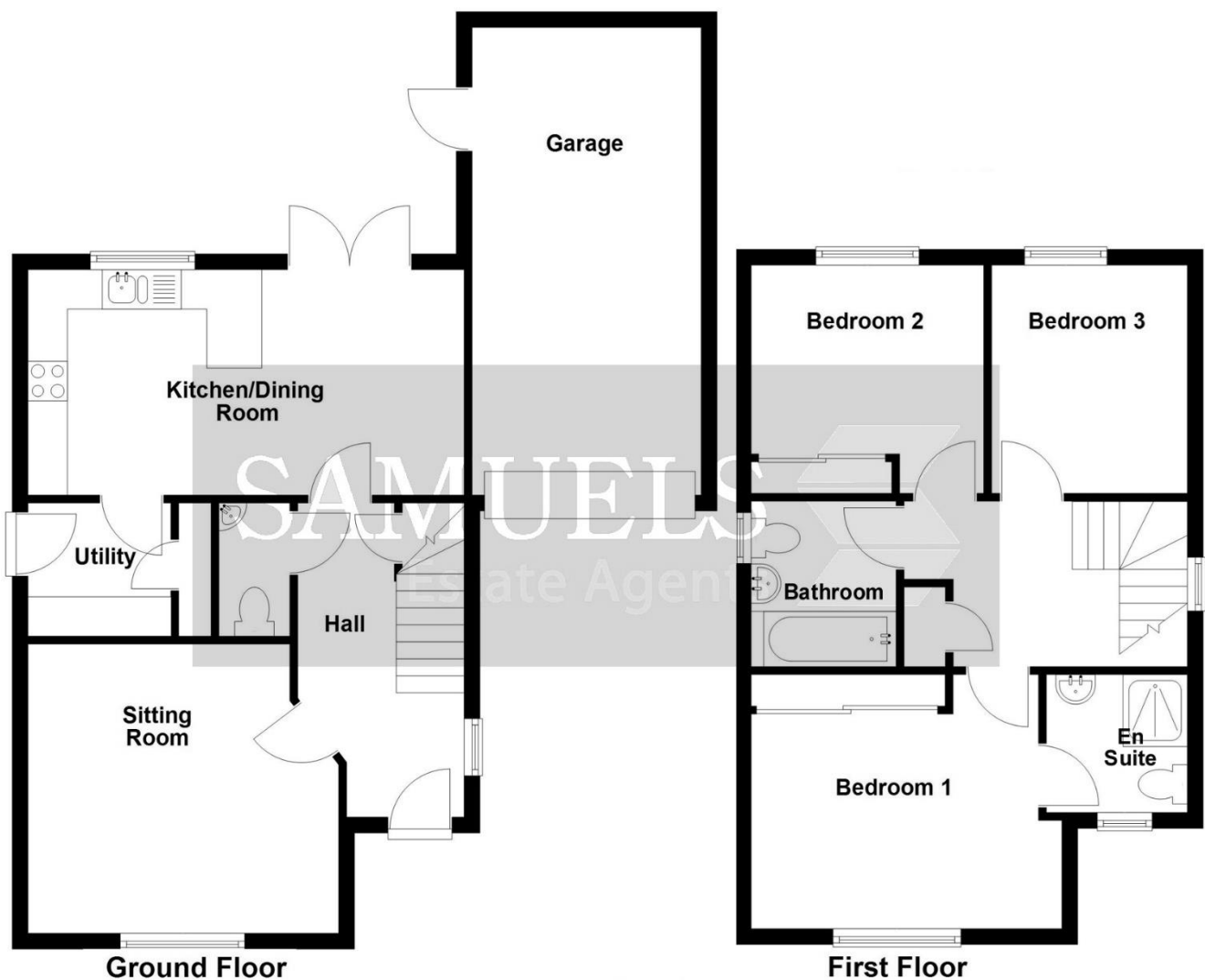
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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

CDER/0925/AV



Total area: approx. 106.0 sq. metres (1140.6 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		