



**31 SWEET CHESTNUT  
CRANBROOK  
NEAR EXETER  
EX5 7FQ**

PROOF COPY



**£240,000 FREEHOLD**



**A well appointed modern end link house presented in superb decorative order throughout situated within this popular residential development providing good access to local amenities, mainline railway station and major link roads. Two bedrooms. First floor modern bathroom. Reception hall. Ground floor cloakroom. Modern kitchen/breakfast room open plan to sitting room. Delightful enclosed rear garden enjoying south westerly aspect. Private driveway providing parking for one vehicle directly in front of property. Ideal first time buy/investment purchase. Viewing highly recommended.**

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

Glass canopy entrance. Composite front door leads to:

### **RECEPTION HALL**

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

### **KITCHEN/BREAKFAST ROOM**

10'10" (3.30m) maximum x 9'0" (2.74m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces, incorporating breakfast bar, with matching splashback. Fitted oven. Four ring electric hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Wall mounted concealed heat exchanger. Range of understair storage cupboards. Inset LED spotlights to ceiling. Laminate wood effect flooring. uPVC double glazed window to front aspect. Open plan to:

### **SITTING ROOM**

12'2" (3.71m) maximum x 11'4" (3.45m) maximum. Two radiators. Laminate wood effect flooring. Television aerial point. Telephone point. uPVC double glazed double opening doors providing access and outlook to rear garden. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin with tiled splashback. Radiator. Extractor fan.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Door to:

### **BEDROOM 1**

12'2" (3.71m) x 7'10" (2.39m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 2**

12'2" (3.71m) maximum x 7'8" (2.30m). Radiator. Deep built in wardrobe with hanging rail and fitted shelving. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment and glass shower screen. Wash hand basin with tiled splashback. Low level WC. Heated ladder towel rail. Obscure uPVC double glazed window to side aspect.

### **OUTSIDE**

To the front of the property is an area of lawned garden with further area laid to decorative stone chippings for ease of maintenance. A private driveway provides parking for one vehicle. Dividing pathway leads to the front door with courtesy light. To the left side elevation is a side gate and pathway leading to the rear garden which enjoys a south westerly aspect whilst consists of an attractive paved patio. External power point. Steps lead to an area of garden mostly laid to artificial turf again for ease of maintenance. Flower/shrub beds. To the lower end of the garden is a timber shed. The rear garden is enclosed to all sides.

### **TENURE**

Freehold

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE and Three limited, O2 and Vodafone likely - Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low Risk

Mining: No risk from mining

Council Tax: Band B

### **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 3<sup>rd</sup> roundabout (Cranberry Farm public house) take the 1<sup>st</sup> exit left then 1<sup>st</sup> right into Badger Way. Continue down taking the 1<sup>st</sup> left into Sweet Chestnut.

## 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.

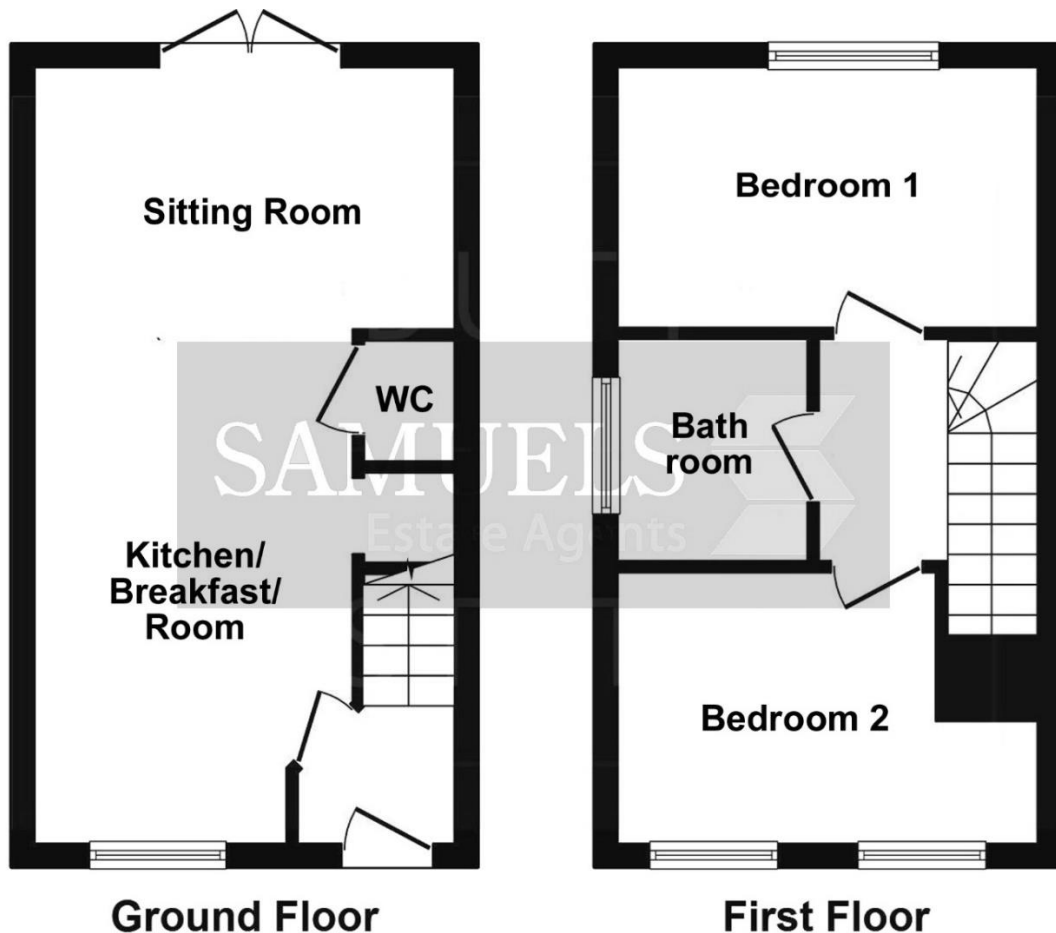
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0924/8742/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		