

**3 CEDAR CLOSE
CRANBROOK
NEAR EXETER
EX5 7FX**



£235,000 FREEHOLD



A well appointed modern semi detached house presented in superb decorative order throughout. Two double bedrooms. First floor modern bathroom. Reception hall. Ground floor cloakroom. Sitting room. Modern kitchen/breakfast room. uPVC double glazing. District heating. Double width parking for two vehicles situated directly in front of the property. Good size enclosed rear garden enjoying southerly aspect. Convenient position providing good access to local amenities, mainline railway station and major link roads. Ideal first time buy/investment purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Composite front door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Smoke alarm. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin with tiled splashback. Radiator. Electric consumer unit. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

15'2" (4.62m) x 9'6" (2.90m). A light and spacious room. Radiator. Telephone point. Television aerial point. Deep understair storage cupboard. Thermostat control panel. uPVC double glazed window to front aspect. Part glass panelled door leads to:

KITCHEN/BREAKFAST ROOM

12'8" (3.86m) x 8'0" (2.44m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with matching splashback. Single drainer sink unit with modern style mixer tap. Fitted electric oven. Four ring electric hob with glass splashback and filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Built in breakfast bar. Radiator. Wall mounted concealed heat exchanger. 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. Door to:

BEDROOM 1

12'10" (3.91m) maximum into wardrobe space x 8'6" (2.59m). Radiator. Large built in double wardrobe. Additional built in cupboard/wardrobe. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

BEDROOM 2

12'10" (3.91m) maximum into wardrobe space x 8'2" (2.49m). Range of built in wardrobes to one wall. 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 including shower attachment, separate mains shower unit, folding glass shower screen and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Radiator. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

Directly to the front of the property is an area of garden with inset shrub beds. Private double width driveway part of which laid to decorative stone chippings and providing parking for two vehicles. To the left side elevation is a private pathway with side gate providing access to the rear garden, which is a particular feature of the property, enjoying a southerly aspect whilst consisting of a paved patio with water tap leading to a neat shaped area of lawn with surrounding shrub beds stocked with a variety of maturing shrubs and plants. To the top end of the garden is a timber shed. The rear garden is enclosed to all sides.

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 (M5 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 to the third roundabout and take the 1st exit left onto Court Royal then 1st right into Badger Way (next to Cranberry Farm public house) and proceed along this road taking the next right into Mulberry Road then turn right, continue around taking the right hand turning into Beech Road and continue straight ahead into Cedar Close. The property in question will be found a short way along on the left 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.

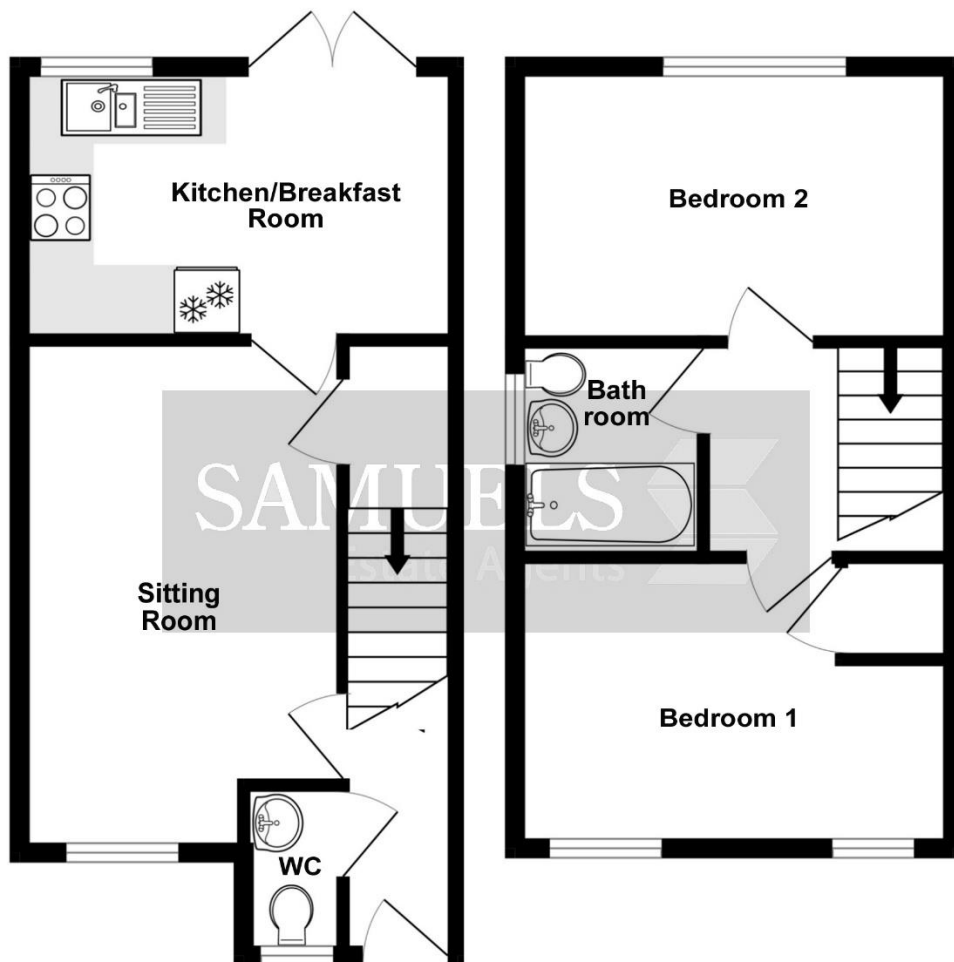
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0126/9107/AV



TOTAL FLOOR AREA : 613 sq.ft. (57.0 sq.m.) approx.

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		