

**6 WOODS PASTURE
CRANBROOK
NEAR EXETER
EX5 7DQ**

PROOF COPY



£310,000 FREEHOLD



A spacious semi detached family home occupying a generous corner plot site with gardens to three sides situated within this popular development on the outskirts of Exeter. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Spacious sitting room. Refitted modern kitchen/dining room. uPVC double glazing. District heating. Enclosed rear garden. Driveway and garage. Convenient position providing good access to local amenities and major link roads. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

Stairs rising to first floor. Telephone point. Cloak hanging space. Smoke alarm. Thermostat control panel. Wood panelled door leads to:

CLOAKROOM

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

From reception hall, wood panelled door leads to:

SITTING ROOM

16'2" (4.93m) x 12'10" (3.91m) maximum reducing to 9'0" (2.74m). A well proportioned room. Laminate wood effect flooring. Contemporary modern fireplace with raised hearth, fire surround and mantel over. Telephone point. Television aerial point. Radiator. uPVC double glazed double opening doors providing access and outlook to rear garden. Wood panelled door leads to:

KITCHEN/DINING ROOM

16'2" (4.93m) x 10'2" (3.10m) maximum. A refitted modern kitchen comprising a range of matching base, drawer and eye level cupboards. Work surfaces with splashback. Fitted double Neff oven and grill. Neff induction hob. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated Bosch dishwasher. Integrated upright fridge freezer. Larder cupboard. Integrated AEG washing machine. Wall mounted concealed heat exchanger. Space for table and chairs. Laminate wood effect flooring. Deep understair stair storage cupboard. uPVC double glazed windows to both front and side aspects.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Linen/storage cupboard with fitted shelving. uPVC double glazed window to front aspect. Door to:

BEDROOM 1

12'10" (3.91m) maximum into storage space x 9'8" (2.95m). Radiator. Large built in double wardrobe with mirror fronted doors. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

ENSUITE SHOWER ROOM

A modern suite comprising shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath. Low level WC. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

9'2" (2.79m) x 9'0" (2.74m). Radiator. uPVC double glazed window to side aspect.

From first floor landing, door to:

BEDROOM 3

8'6" (2.59m) x 6'8" (2.03m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap, fitted mains shower unit including separate shower attachment and toughened glass shower screen. Wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath. Low level WC. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling.

OUTSIDE

The property benefits from occupying a corner plot site with gardens to three sides. To the front and side elevations of the property is a good size garden mostly laid to lawn well stocked with a variety of maturing shrubs, flowers, trees and hedgerow. A dividing pathway leads to the front door. A side gate leads to the rear garden which consists of a paved patio, neat shaped area of lawn, water tap and light. Raised timber decked terrace. The rear garden is enclosed to all sides. The property also benefits from a single garage with parking directly in front situated just to the rear of the garden.

TENURE FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric

Heating: District Heating

Mobile: Indoors – EE and Vodafone voice & data likely, O2 voice likely data limited, Three voice & data none

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data 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 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 the 1st roundabout, continue straight ahead and proceed to the 2nd roundabout (Cranbrook development) and turn left into the Mayfield Way, turn right into St Michaels Way then 3rd right into Woods Pasture.

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 check 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/0625/AV



Approx Gross Internal Area
81 sq m / 869 sq ft

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 | | |