

**9 LITTLE MEAD
CRANBROOK
NEAR EXETER
EX5 7GE**

PROOF COPY



OFFERS IN EXCESS OF £200,000 FREEHOLD



A beautifully presented detached coach house occupying a delightful cul-de-sac position whilst within close proximity to local amenities and major link roads. Two double bedrooms. Reception hall. Light and spacious sitting room open plan to modern kitchen/breakfast room. Modern bathroom. Private single garage. uPVC double glazing. District heating. Ideal first time buy/investment purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

Radiator. Smoke alarm. Stairs rising to:

FIRST FLOOR HALLWAY

Storage cupboard with fitted shelving. Radiator. uPVC double glazed window to rear aspect. Door to:

From first floor hallway, door to:

KITCHEN/BREAKFAST ROOM

13'6" (4.11m) x 8'8" (2.64m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric oven. Four ring electric hob with stainless steel splashback and filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Space for table and chairs. Radiator. uPVC double glazed window to side aspect. Open plan to:

SITTING ROOM

13'6" (4.11m) x 11'0" (3.35m). Radiator. Telephone point. uPVC double glazed window to front aspect.

From first floor hallway, door to:

BEDROOM 1

16'0" (4.88m) maximum x 12'0" (3.66m) maximum. A spacious room. Television aerial point. Radiator. uPVC double glazed window to front aspect.

From first floor hallway, door to:

BEDROOM 2

16'0" (4.88m) maximum x 9'8" (2.95m) maximum. A spacious room with radiator. Access to roof space. uPVC double glazed window to front aspect.

From first floor hallway, door to:

BATHROOM

6'6" (1.98m) x 6'2" (1.88m). A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment and folding glass shower screen. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

We have been advised the property owns a section of garden to the left side elevation of the property stocked with various shrubs and maturing tree. The property also benefits from a:

PRIVATE SINGLE GARAGE

19'8" (5.99m) x 10'8" (3.25m) maximum. Situated beneath the property (middle garage). A well proportioned garage with power and light. Up and over door providing vehicle access. Deep understair storage cupboard with electric light and also housing wall mounted heat exchanger.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Timber framed

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

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 Road, take the left hand turning into Little Ray and then turn left into Little Mead.

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.

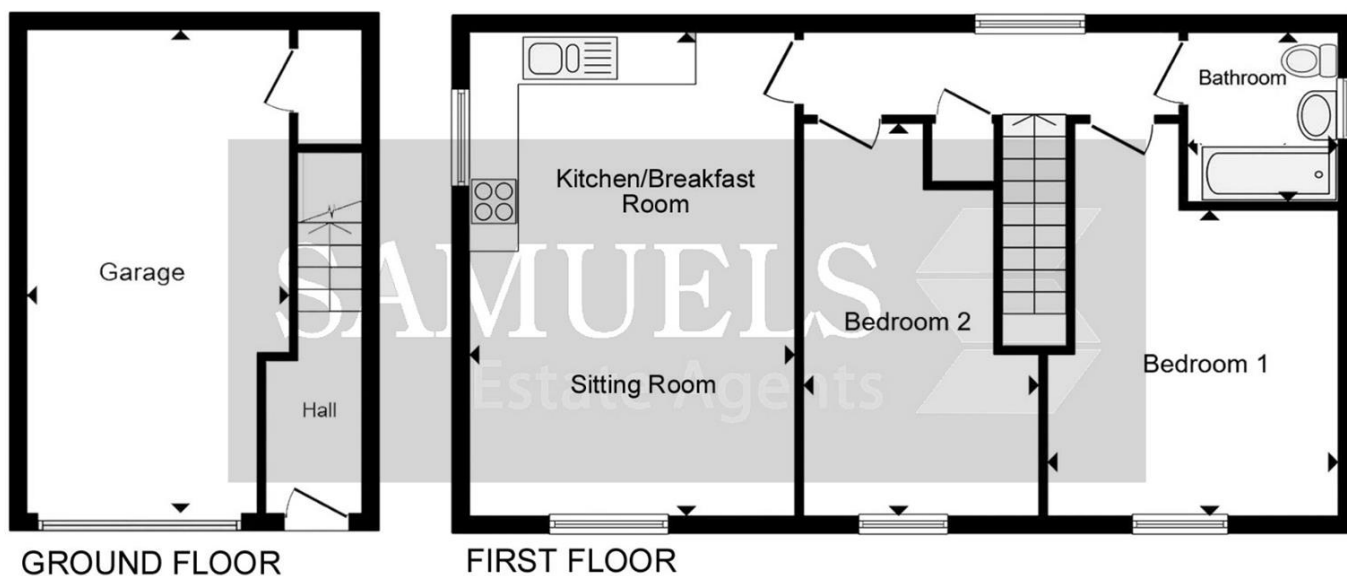
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0825/9009/AV



Total floor area 87.9 sq.m. (946 sq.ft.) approx
Floor plan for illustration purposes only – not to scale



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