



**29 COPSECLOSE LANE
CRANBROOK
NEAR EXETER
EX5 7AP**



£429,000 FREEHOLD



A beautifully presented modern detached family home occupying a fabulous position with pleasant outlook over neighbouring green. Well proportioned living accommodation. Four good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Spacious sitting room. Modern kitchen/dining room. uPVC double glazing. District heating. Private driveway. Good size integral garage. Enclosed easy to maintain landscaped rear garden. Convenient position providing good access to local amenities, mainline railway station and major link roads. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Front door, with inset obscure double glazed panel, leads to:

RECEPTION HALL

Cloaks hanging space. Radiator. Stairs rising to first floor. Thermostat control panel. Door to:

SITTING ROOM

15'11" (4.85m) into bay x 13'4" (4.06m). Radiator. Television aerial point. Telephone point. uPVC double glazed bay window to front aspect with pleasant outlook over neighbouring green.

From reception hall, door to:

CLOAKROOM

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

From reception hall, door to:

KITCHEN/DINING ROOM

17'6" (5.33m) 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 with matching splashback. Twin electric ovens. Four ring induction hob with stainless steel splashback and filter/extractor hood over. 1½ bowl sink unit with single drainer and mixer tap. Plumbing and space for washing machine. Wall mounted concealed heat exchanger. Radiator. Space for table and chairs. Space for upright fridge freezer. Deep understair storage cupboard.

FIRST FLOOR GALLERIED LANDING

Access to roof space. Storage cupboard with fitted shelf. uPVC double glazed window to side aspect. Door to:

BEDROOM 1

10'8" (3.25m) excluding door recess x 10'2" (3.10m) excluding wardrobe space. Radiator. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit. Wash hand basin. Low level WC. Radiator. Extractor fan. Shaver point. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

13'4" (4.06m) maximum into wardrobe space x 10'6" (3.20m). Radiator. Large built in triple wardrobe. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green.

From first floor landing, door to:

BEDROOM 3

9'10" (3.0m) x 9'2" (2.79m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 4

11'0" (3.35m) x 9'2" (2.79m) maximum reducing to 7'2" (2.18m). 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 and tiled splashback. Low level WC. Wash hand basin with tiled splashback. Radiator. Extractor fan. Shaver point. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a neat area of garden mostly laid to decorative chipped slate, for ease of maintenance, with shrub bed. Dividing pathway leads to the front door with courtesy light. A private driveway provides parking for one vehicle in turn providing access to:

INTEGRAL GARAGE

19'8" (5.99m) x 10'4" (3.15m). A good size integral garage with power and light. Rear courtesy door provides access to the rear garden.

To the left side elevation of the property is a paved pathway and gate in turn providing access to the rear garden which enjoys a westerly aspect and has been carefully landscaped by the presented vendors to consists of an extensive paved patio with outside light and water tap. Section of garden laid to decorative stone chippings for ease of maintenance with dividing pathway. Side shrub beds well stocked with a variety of maturing shrubs, plants and trees.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

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 E (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 and take the 1st exit left down into Younghayes Road and proceed down taking the 3rd right into Copseclose Lane. The property in question will be found towards the end of the 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.

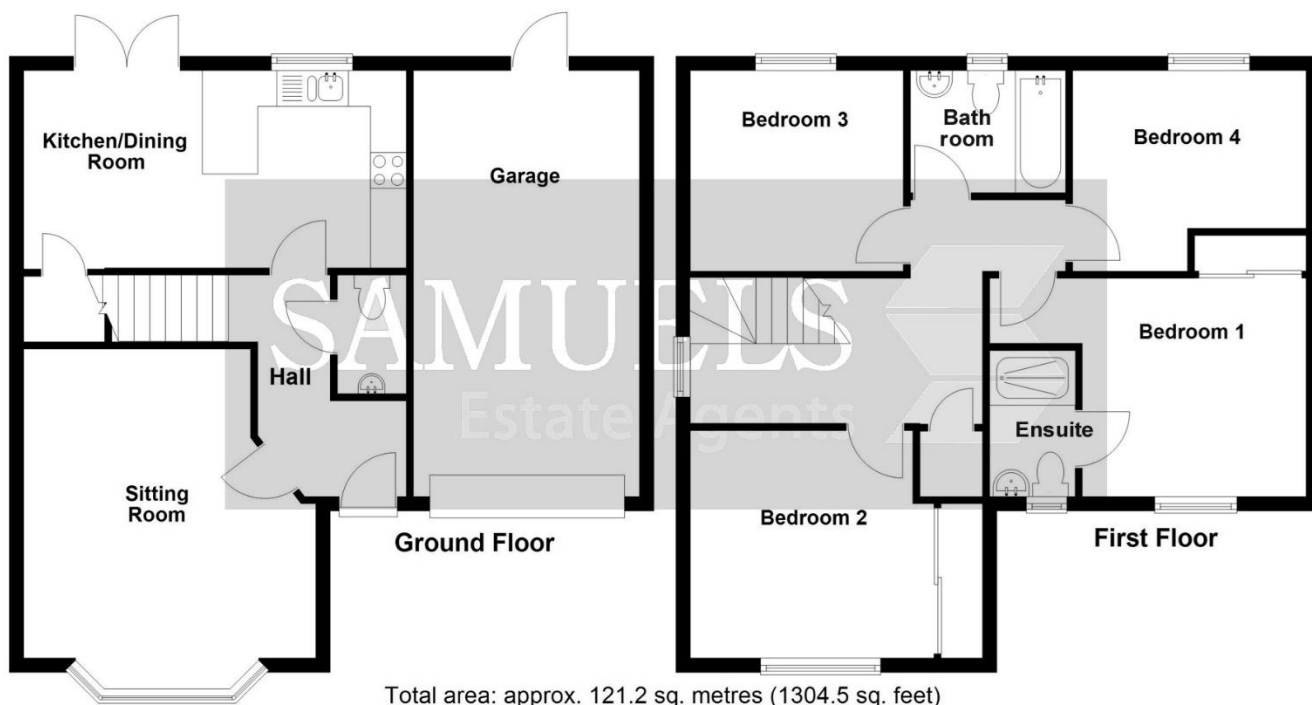
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		