



## 2nd Floor Apartment

CHECK OUT this top floor Apartment. 2nd floor living, opposite the new Town Centre, Supermarket & Shops + local Pub & Restaurant, with bus stop & Parking. 2 Double Bedrooms, Living Room with Balcony, Kitchen, Bathroom. Plenty of space & natural light. IDEAL First Home or Buy To Let Investment

**17 Shareford Way | Exeter | EX5 7EZ**



thoroughly good property agents



PROPERTY TYPE

Second Floor Apartment



SIZE

667 sq ft



LOCATION  
Cranbrook



AGE  
Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Heating  
System



PARKING

Off Road Parking, Allocated  
Parking



OUTSIDE SPACE

No Outside Space



EPC RATING

82 B



COUNCIL TAX BAND

B



### in a nutshell...

- Central Town Location
- 2 Double Bedrooms
- Living Room + Balcony
- Modern fitted Kitchen
- Bathroom
- Allocated Off Road Parking X2
- Ideal Rental Investment
- Local Rail Station & Transport Links
- Good schools, shops, amenities





## the details...

CHECK OUT this second floor, top floor, Apartment For Sale in Cranbrook Town.

Located with a far reaching view over the Town, opposite the Cranberry Farm Pub & Restaurant and the newly developing Town Centre, with Shops, Supermarket and Bus Stop. The protected green space Country Park and neighbouring countryside are all close by, with easy access to Exeter, the M5 and local Rail Station to Exeter and London Waterloo

Well presented throughout, with plenty of space and natural light the Living Room with Juliette Balcony is a dual aspect room giving plenty of natural light, overlooks the front and side, with a modern gloss grey Kitchen, plenty of cupboards, work surfaces, electric oven, hob and cooker hood, integral fridge freezer and plumbing for a washing machine, separate to the Living space, again with window overlooking the side and countryside in the distance.

The main double Bedroom is a dual aspect room with plenty of natural light making this a nice space. There is also a second Double Bedroom. The Bathroom has a white suite, with Bath and Shower, w.c and hand basin.

You will find two allocated off road Parking Spaces and plenty of other on street Parking nearby.

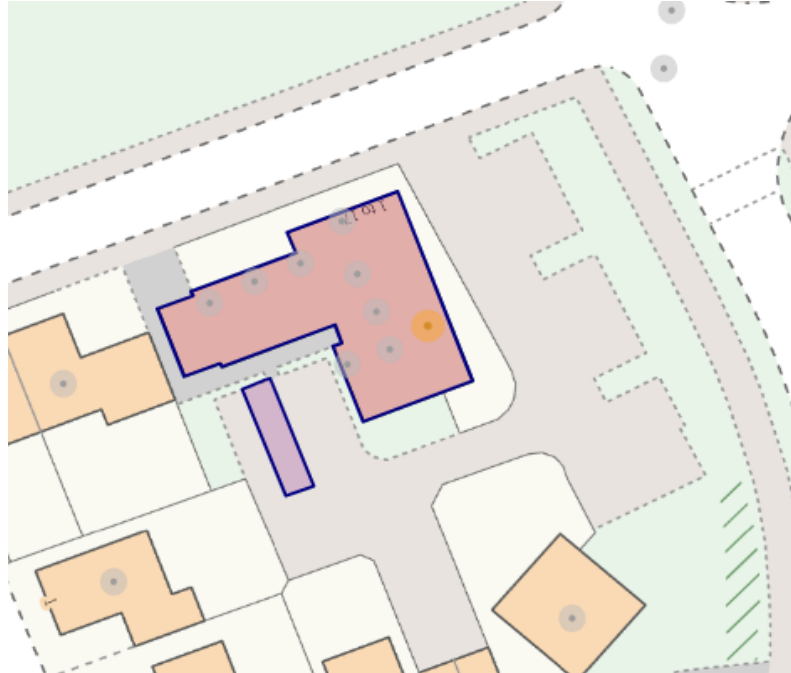
A great First Time Home or Buy To Let Investment opportunity.

Tenure: Leasehold

Council Tax Band B

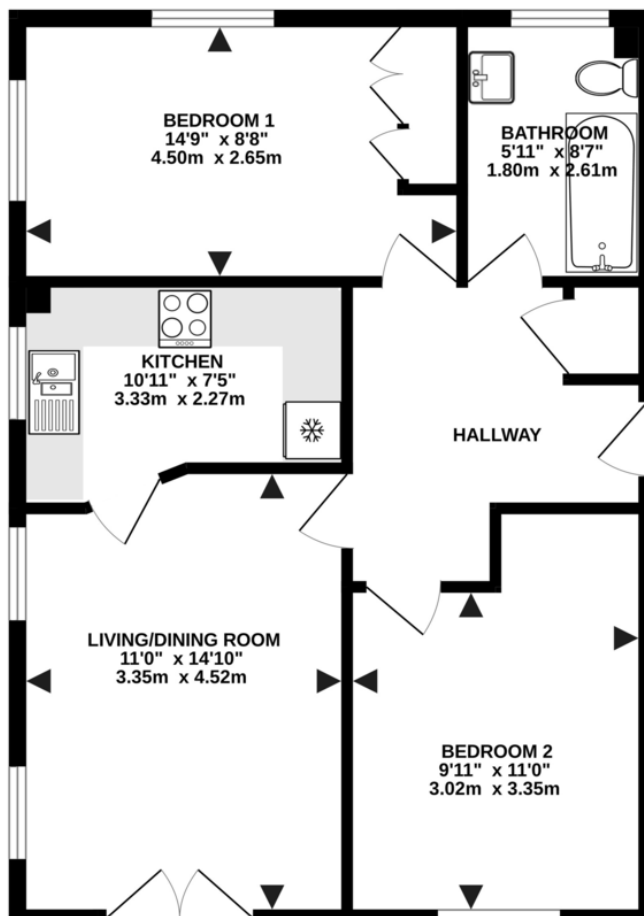
Service Charge subject to annual review with Remus Managing Agent

Agents Note. Internal images are for illustration purposes only.



## the floorplan...

TOP FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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