



A modern shared ownership (40%) Linden Homes two bedroom end terrace home located a short distance from the new town centre, supermarket, country park, schools & transport links, the property offers a large open plan kitchen/dining, living room, cloakroom, bathroom, parking & garden

6 Dove Lane | Cranbrook | Exeter | EX5 7GP





PROPERTY TYPE

End Terrace House
Leasehold



SIZE

818 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Community Central
Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

83 (B)



COUNCIL TAX BAND

C



in a nutshell...

- Shared Ownership 40%
- Modern End Terrace House
- Kitchen/Dining Room
- Living Room
- Two Double Bedrooms
- Front & Rear Garden Areas
- Off Road Parking
- Close to New Town Centre
- Easy Access to M5, Exeter & A30
- Excellent Transport Links



the details...

Check out this Modern Linden Homes End Terrace Home.

Shared ownership with Live West on a 40% share basis.

The house has a spacious Kitchen Dining Room overlooking the rear Garden and a Living Room overlooking the front with a ground floor Cloak Room.

The first floor has two double Bedrooms and a Bathroom. There is good natural light throughout.

To the front there is off road parking and to the rear a good size enclosed Garden.

Tenure: Leasehold 122 years remaining

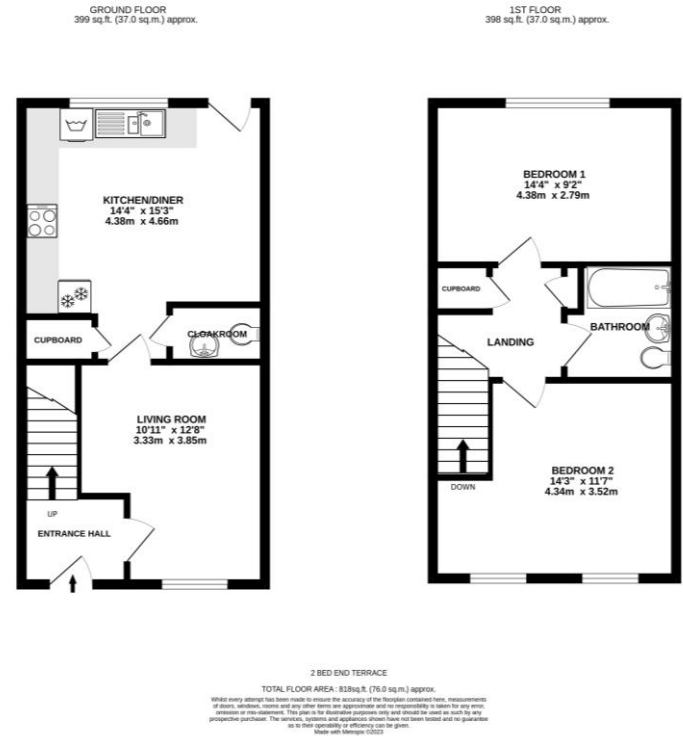
Monthly Share Rent: based on a purchase price of £92,000 (40%) the monthly rent is calculated at £291.63

Monthly Buildings Insurance: £12.42

Reservation Fee: £500

Council Tax: C

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.



the location...

The popular new town known as Cranbrook is located on the outskirts of the historic city of Exeter. Cranbrook has excellent communication links with Exeter Airport and the M5 Motorway is only a short drive away. Cranbrook also has the benefit of its own railway station just a 10 minute walk away connecting to the city centre. As Cranbrook grows so do the facilities, already having a thriving community with the Younghayes centre at its heart. There are local shops along with a doctor's surgery, pharmacy and a highly regarded primary school.

Shopping

Late night pint of milk: Co-op 1.2 miles

Town centre: Cranbrook 1.2 miles

Supermarket: Sainsbury's 5.2 miles

New Town Centre (being built) – Provides Morrisons Store and other shops to come 0.2 mile

Relaxing

Beach: Exmouth 12.8 miles

Park: 0.8 mile

Travel

Bus stop: 0.6 mile

Train station: Cranbrook 1.4 miles

Airport: Exeter 3.4 miles

Schools

St Martins Primary School: 1.2 miles

Cranbrook Education Campus: 0.3 mile

Please check Google maps for exact distances and travel times.

Property postcode: EX5 7GP

Need a more complete picture? Get in touch with your local branch...

Tel **01392 422500**
Email **exeter@completeproperty.co.uk**
Web **completeproperty.co.uk**

Complete
141 Younghayes Rd
Cranbrook
EX5 7DR

Are you selling a property too? Call us to get a set of property details like these...



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.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under

any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



selling

letting

land &
new homes

signature
homes

complete.