



Second Floor Apartment

CHECK OUT this purpose built, second floor Apartment in Cranbrook. This property is well presented throughout with an open plan Living Room/Dining Room with French doors opening onto a Juliet Balcony, a kitchen, Double Bedroom and Bathroom as well as allocated Off-Road Parking Space. Ideal FIRST HOME or BUY TO LET.

57 Cherry Tree House | Cranbrook | EX5 7DR





PROPERTY TYPE

Apartment



SIZE

440 sq ft



LOCATION

Exeter



AGE

Modern



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE



EPC RATING

79C



COUNCIL TAX BAND

A



in a nutshell...

- Open Plan Sitting Room/Dining Room
- Kitchen
- Double Bedroom
- Bathroom
- IDEAL FIRST HOME or INVESTMENT
- Allocated Off-Road Parking
- Juliet Balcony
- Excellent Travel Links to Exeter
- Easy access to M5 and A30



the details...

CHECK OUT this second floor Apartment, located in Cranbrook, just a short distance away from the local shops, CO-OP/Post office, bus stop and railway station and the local Country Park. An ideal First Time Home or Buy to Let rental Investment.

The front door leads into the Hallway with a generous built in storage cupboard and plenty of space to store your shoes and coats. A door on your left leads you into the modern Bathroom with a tiled bath with shower over, wash basin and WC. The double Bedroom can be found on your right and benefits from a built-in wardrobe and a window overlooking the front.

The open plan Sitting Room/Dining Room is spacious with French doors that lead out to a Juliet Balcony allowing plenty of natural light into the room. A door leading from the Sitting Room loosely separates the Kitchen which has plenty of cupboards and work surfaces, space for a fridge/freezer, washing machine and tumbler drier and an integrated electric oven, ceramic hob and an extractor fan.

Outside the property is an allocated off road parking space.

CHECK OUT this fantastic opportunity to obtain a lovely Apartment with easy access to Exeter city, the M5, A30 & Exeter Airport

Tenure - Leasehold (111 years remaining as of 2025)
Current Service Charge £126.33 per month (subject to possible change)
Current Ground Rent is £253.60 per year. This is set for a 10-year period from 1st January 2022.
It is reviewed and increased by the Retail Price Index as calculated by HMRC, at the end of each 10-year period.

Council Tax Band A

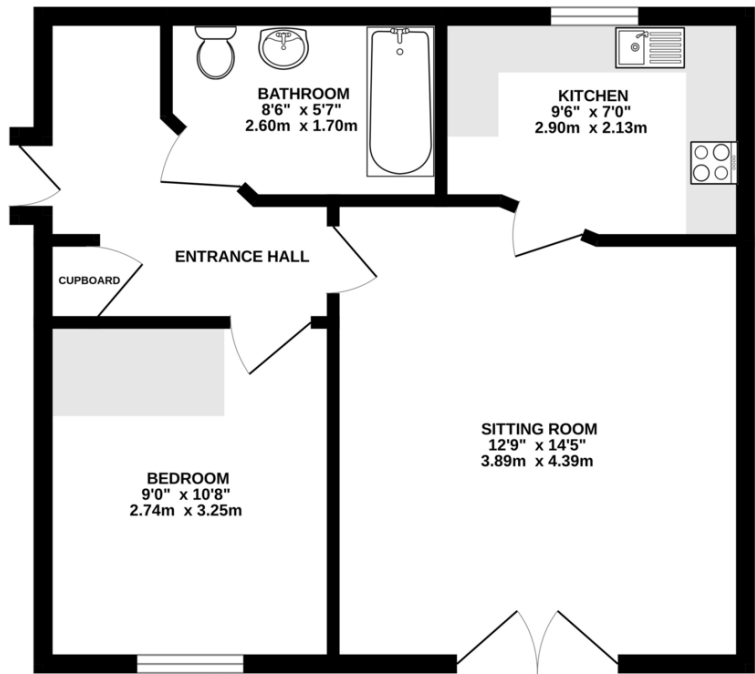


what the owner loves most...

The high ceilings and the fact that there are no apartments above or either side.



GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 440 sq.ft. (40.9 sq.m.) approx.

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bear in mind...

There is no elevator in the building.

the location...

The popular new town known as Cranbrook is located on the outskirts of the historic city of Exeter. Cranbrook has excellent commuting 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 highly regarded primary and secondary schools and a new town centre, shops and Morrisons supermarket.

Shopping:

Late Night Pint of Milk – Coop (0.2 miles)

Town Centre (1 mile)

Supermarket – Morrisons (1 mile)

Relaxing:

Beach – Exmouth (12.2 miles)

Country Park

Travel:

Bus Stop – Three Corner Field (46 ft)

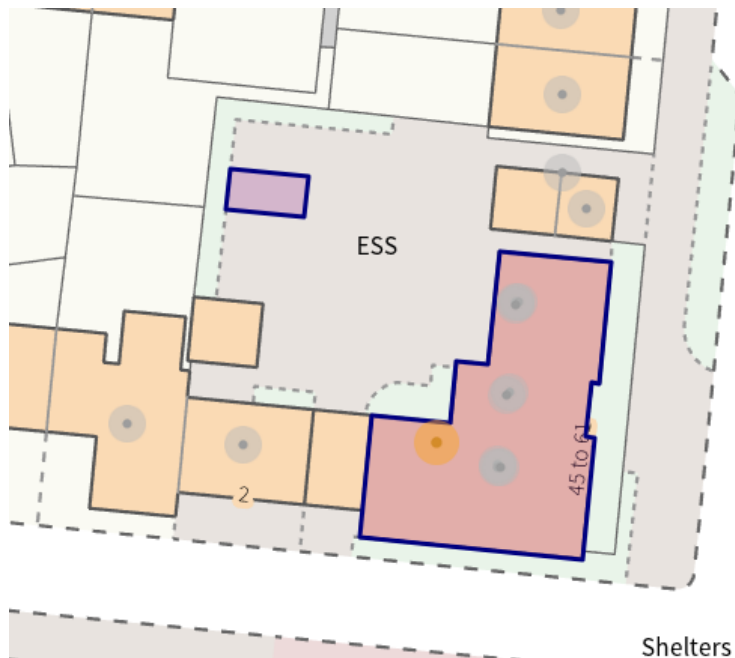
Train Station – Cranbrook (0.6 miles)

Main Travel Link – M5

Airport – Exeter (1.4 miles)

Please check Google maps for exact distances and travel times.

Property postcode: EX5 7DR



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

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Email exeter@completeproperty.co.uk
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Cranbrook
EX5 7DR

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