



First Floor Apartment

CHECK OUT this purpose built, First Floor Apartment in Cranbrook. This property is well beautifully throughout with an open plan Living Room/Dining Room with French doors opening onto a Juliet Balcony, a modern Kitchen, Double Bedroom and Bathroom as well as an allocated Off-Road Parking Spaces and outside storage. Ideal FIRST HOME or BUY TO LET.

133 Younghaves Road | Exeter | EX5 7DR





PROPERTY TYPE

First Floor Apartment



SIZE

433 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Heating System



PARKING

Allocated Parking



OUTSIDE SPACE



EPC RATING

79C



COUNCIL TAX BAND

A



in a nutshell...

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





the details...

CHECK OUT this first 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.

Step inside the Entrance Hallway, where a built-in storage cupboard offers ample space for shoes and coats. To the left, the modern Bathroom features a stylish tiled bath with a shower over, a wash basin, WC, mirrored storage units, and a heated towel rail for added comfort. On the right, the well-proportioned double Bedroom boasts a built-in wardrobe and a front-facing window, filling the space with natural light.

The spacious open-plan Sitting Room/Dining Room is bathed in natural light, thanks to French doors that open onto a Juliet Balcony. A doorway leads to the Kitchen, subtly separating the space while maintaining an open feel. The Kitchen is well-equipped with wood-effect vinyl flooring, ample cupboards and work surfaces, an electric oven, a ceramic induction hob with an extractor, and space for a fridge/freezer, washing machine, and dishwasher.

Outside, the property offers the convenience of two allocated off-road parking spaces and communal bike storage.

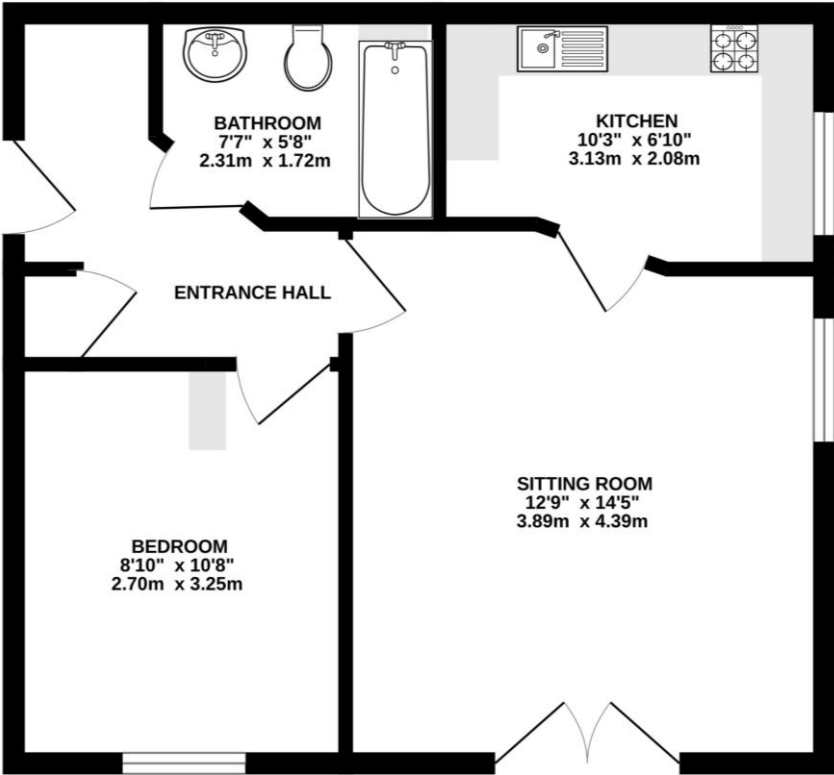
Don't miss this fantastic opportunity to secure a stylish apartment with excellent access to Exeter city, the M5, A30, and Exeter Airport!

Tenure - Leasehold (114 years remaining as of 2025)
Current Service Charge £154.92 per month (subject to possible change)
Current Ground Rent is £304.54 per year. This is set for a 10-year period from 1st January 2025. 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



the floorplan...



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