



First Floor Maisonette

CHECK OUT this modern, first-floor maisonette in Cranbrook. This property is beautifully presented throughout with an open plan living room/dining room, a modern kitchen, two double bedrooms, bathroom and off-road parking. Ideal FIRST HOME or BUY TO LET.

71 Barn Orchard | Exeter | EX5 7AE





PROPERTY TYPE
Maisonette



SIZE
678 sq ft



LOCATION
Town



AGE
Modern



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
District Heating System



PARKING
Allocated Parking



OUTSIDE SPACE



EPC RATING
78C



COUNCIL TAX BAND
B



in a nutshell...

- Two Double Bedroom
- Open Plan Sitting Room/Dining Room
- Fully Integrated Kitchen
- Bathroom
- Ideal First Home or Investment
- Easy access to M5, A30 and Exeter
- Private Access
- NO ONWARD CHAIN
- NO Ground Rent Or Service Charge





the details...

CHECK OUT this first floor Maisonette, located in Cranbrook, just a short distance away from the local shops, bus stop, railway station and the local Country Park. An ideal First Time Home or Buy to Let rental Investment.

The front door is sheltered beneath a storm porch and welcomes you into the entrance hallway with a practical tiled floor and plenty of space to store shoes and hang coats.

Carpeted stair rise to the first floor and main accommodation. The open plan living space found at the end of the corridor and has plenty of space for a sofa and dining room table. The modern kitchen is fully integrated, fitted with an electric oven, ceramic hob, fridge/freezer, washing and dishwasher. Ample cupboard space is provided within the neutral-toned units, complemented by practical wood-effect vinyl flooring.

There is two bedrooms, both of which are carpeted and will fit at lease a double bed. Completing the accommodation is the modern bathroom fitted with a tiled bath with shower over, wash basin, WC and tiled flooring.

Outside the property benefits from an off-road parking space.

Tenure - Leasehold

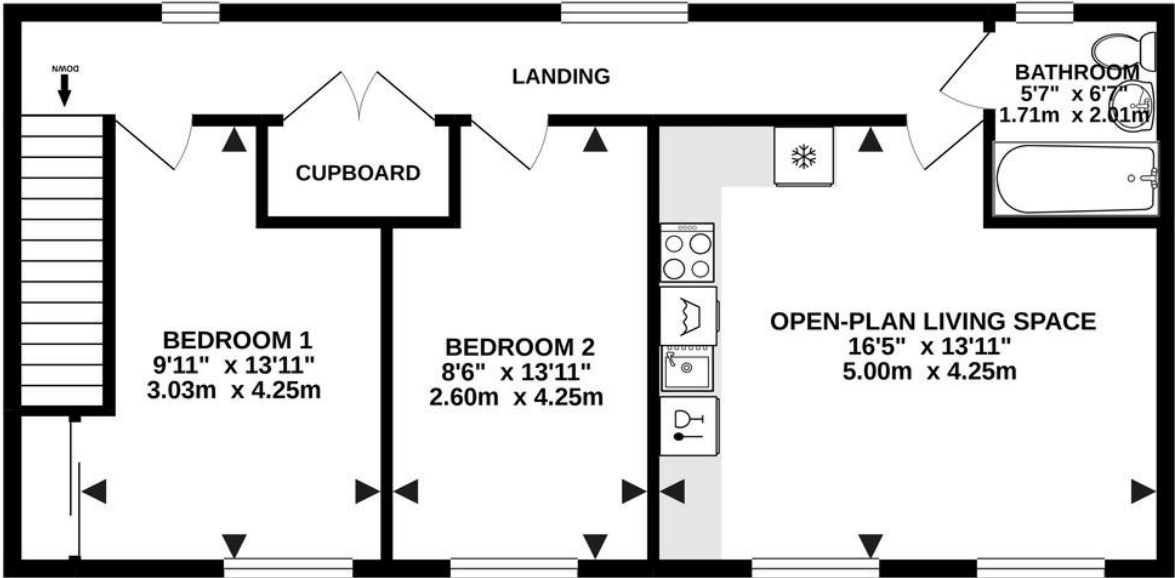
Lease Term - 999 years from 1st January 2014

Council Tax Band B



the floorplan...

FIRST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 sq.m.) approx.

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