



Ground Floor Apartment

CHECK OUT this purpose built, Ground Floor Apartment in Cranbrook. This property is beautifully presented throughout with an open plan Living Space, a modern Kitchen, two double Bedrooms, Bathroom and allocated Off-Road Parking Space overlooking green space. Ideal FIRST HOME or BUY TO LET.

24 Barling Walk | Exeter | EX5 7JP





PROPERTY TYPE

Ground Floor Flat



SIZE

734 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE



EPC RATING

84B



COUNCIL TAX BAND

B



in a nutshell...

- Purpose Built
- Two Double Bedrooms
- Open Plan Living Space
- Modern Kitchen
- Contemporary Bathroom
- Allocated Off-Road Parking
- IDEAL FIRST HOME or INVESTMENT
- Easy access to M5, A30 and Exeter
- Close to Town Centre, Shops and Rail Station





the details...

Upon arrival, you're welcomed by a spacious entrance hallway, thoughtfully designed with ample room for coats and shoes. Inside, it is warm and inviting, thanks to efficient district heating and double glazing throughout

Beyond the hallway lies a spacious, open-plan living area. The kitchen is thoughtfully arranged, offering a generous selection of cupboards and worktops, an electric oven with ceramic hob, and designated space for a fridge/freezer and washing machine. The sitting room is bright and airy, enjoying tranquil views over green space and a pond. A large built-in cupboard adds valuable storage.

There are two well-proportioned double bedrooms, both carpeted for comfort, with one enjoying the added benefit of a double fitted wardrobe. Nearby, a contemporary bathroom offers convenience and style, featuring floor-to-ceiling tiling, WC, wash basin, bath with shower over, and a heated towel rail.

Outside, the property offers the convenience of an allocated off-road parking space to the rear of the building.

Tenure - Leasehold

Leasehold Start Date - 30th June 2023

Lease Term - 999 years

Ground Rent - The leasehold states 'A rent of one peppercorn per annum (if demanded)'

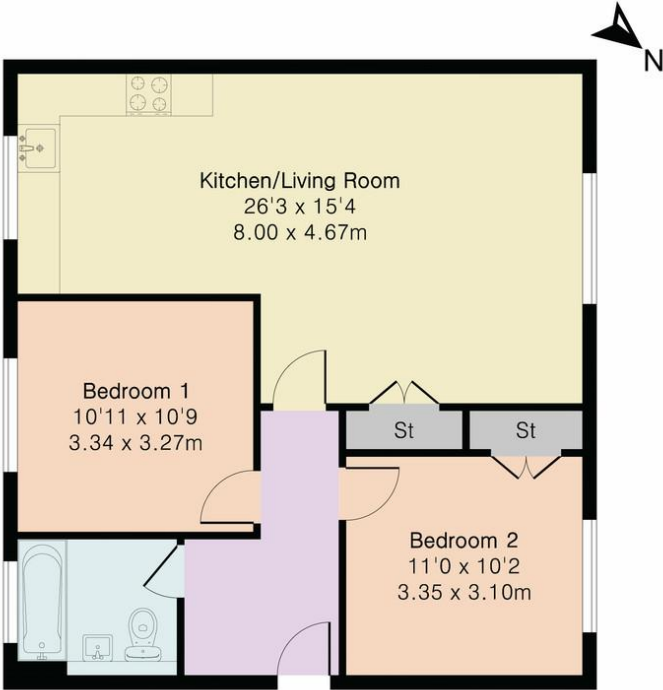
Service Charge - The vendor has stated 'The estimated service charge for 2025 is approximately £1,477.50. Remus offers the option to spread this cost over 12 monthly instalments via direct debit. Please note that this arrangement needs to be set up annually, once the service charge accounts and statement are issued.'

Council Tax Band B



the floorplan...

Approximate Gross Internal Area 734 sq ft - 68 sq m



Ground Floor



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