



## Ground Floor Maisonette

CHECK OUT this purpose built, Ground Floor Maisonette in Cranbrook. This property is well presented throughout with an open plan living space fitted with a modern kitchen, a spacious double bedroom and bathroom as well as allocated Off-Road Parking and it's own private entrance. Ideal FIRST HOME or BUY TO LET.

Kingfisher Rise | Exeter | EX5 7GL





PROPERTY TYPE

Ground Floor Maisonette



SIZE

484 sq ft



LOCATION



AGE

Modern



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE



EPC RATING

83B



COUNCIL TAX BAND

A



### in a nutshell...

- Spacious Double Bedroom
- Open Plan Living Space
- Contemporary Kitchen
- Off-Road Parking
- IDEAL FIRST HOME or INVESTMENT
- Easy access to M5 and A30
- Excellent travel links to Exeter
- Long Lease
- Neo Georgian Building







## the details...

A paved pathway leads to the private entrance, welcoming you into a spacious entrance hall adorned with sleek wood-effect flooring and a generous double storage cupboard, perfect for storing coats and shoes.

The open-plan living area lies to your left, offering a bright and versatile space complete with a contemporary kitchen featuring generous worktop space, an integrated electric oven, ceramic hob, and extractor fan. There's also room for a fridge/freezer, dishwasher, and washing machine, along with ample space for both a dining table and a comfortable sofa.

Across the hall, the bedroom offers a calm and spacious retreat, comfortably accommodating a double bed and wardrobe. The modern bathroom completes the accommodation, with a WC, wash basin, bath with shower over, and a heated towel rail.

A dedicated parking space is provided just outside, offering added ease for day-to-day living.

Tenure - Leasehold

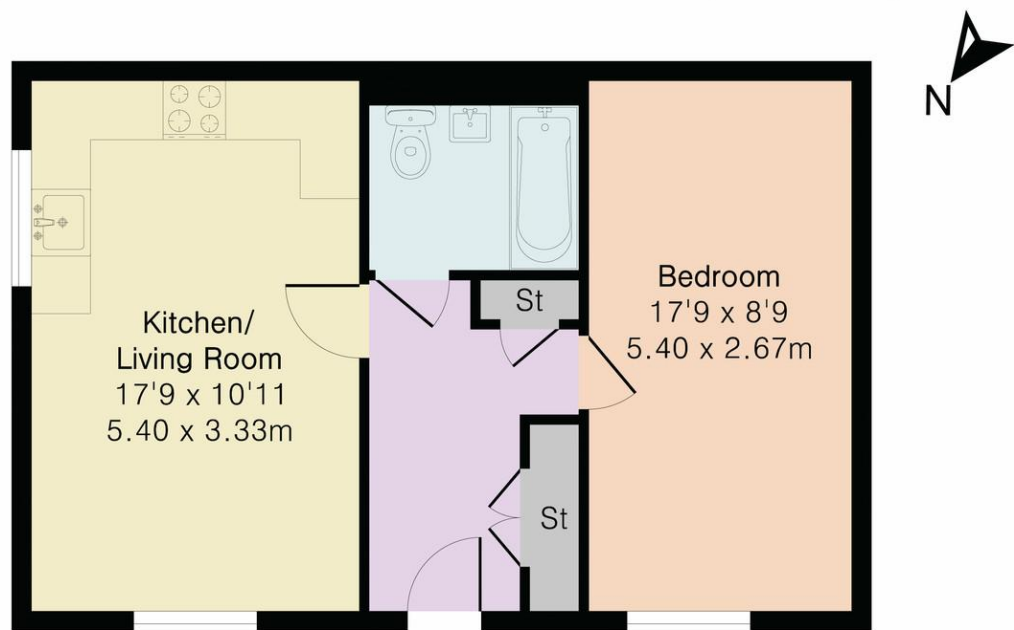
Leasehold Length - 999 years

Lease Term Remaining - 995 years

Service Charge - £132.07 pcm



Approximate Gross Internal Area 484 sq ft - 45 sq m



Ground Floor Flat



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