



Connells

Younghayes Road
Cranbrook Exeter

Younghayes Road Cranbrook Exeter EX5 7DR



Property Description

This immaculate one-bedroom modern flat in Cranbrook, near Exeter, is perfect for those seeking a stylish and comfortable living space. Featuring a contemporary interior, the flat boasts large living areas that create an open and airy atmosphere, ideal for both relaxation and entertaining. The design incorporates modern finishes and thoughtful layouts, making the most of every square foot. With allocated parking, residents enjoy the convenience of a designated space, adding to the ease of everyday living. Located in a vibrant community, this flat is an excellent opportunity for first-time buyers or anyone looking for a chic retreat close to Exeter.



Living Room

13' 7" x 13' 3" (4.14m x 4.04m)

Double glazed side aspect window, double glazed patio doors to front, wall mounted radiator.

Kitchen

9' 9" x 7' 3" (2.97m x 2.21m)

Double glazed side aspect window, plumbing for washing machine, wall and base units, work surfaces, electric oven and hob with extractor over, wall mounted radiator.

Bedroom

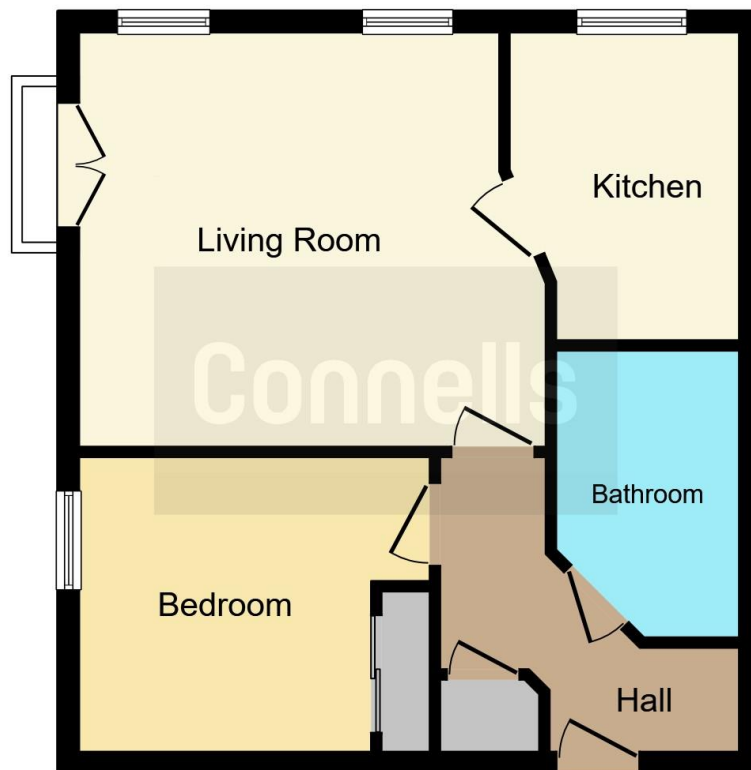
10' 10" x 9' 4" (3.30m x 2.84m)

Double glazed front aspect window, built-in wardrobe, wall mounted radiator.

Bathroom

Bath with shower attachment, low level toilet, wash hand basin, extractor fan, wall mounted radiator.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: B

Council Tax
 Band: A

Service Charge:
 1500.00

Ground Rent:
 253.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR316485

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: EXR316485 - 0003