



Connells

Mead Cross
Cranbrook Exeter

Mead Cross Cranbrook Exeter EX5 7BF



Property Description

A 2 double bedroom COACH HOUSE located in Cranbrook area ideal for supermarket, local shops, takeaways, schools, train station and amenities. Outside there is also a rear lawned garden ideal for enjoying summer evenings, driveway parking and a GARAGE. The accommodation comprises:- Entrance with access into garage, stairs to first floor landing, lounge/diner/kitchen, 2 double bedrooms and bathroom/WC.



Entrance Hall

Double glazed obscured door to front, wall mounted radiator, stairs to first floor.

Kitchen/ Diner/ Living Room

18' 9" x 17' 6" (5.71m x 5.33m)
Double glazed rear aspect window, two double glazed front aspect windows, wall and base units, work surfaces, electric oven, electric hob with extractor over, stainless steel sink unit, plumbing for dish washer, tiling, space for fridge freezer, breakfast bar, cupboard housing boiler, two wall mounted radiators.

Bedroom 1

14' 3" max x 9' 7" (4.34m max x 2.92m)
Double glazed front aspect window, wall mounted radiator.

Bedroom 2

14' 3" x 8' 8" (4.34m x 2.64m)
Double glazed rear aspect window, wall mounted radiator.

Bathroom

Double glazed obscured front aspect window, bath with mains shower over, low level toilet, wash hand basin, tiling, wall mounted radiator.

Outside

Front driveway parking. Rear lawned garden

with gate and side access, all enclosed by fencing.

Garage

18' 9" x 8' 6" (5.71m x 2.59m)
Double glazed obscured rear aspect window, up and over door, plumbing for washing machine, power and light, storage, sink.

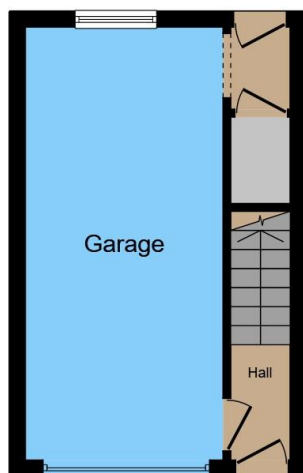
Agents Notes

Heating is provided by District E-On System.
There is an easement on the title, please enquire with the branch.









Ground Floor



First Floor

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

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/EXR316620



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EXR316620 - 0002