



Connells

Kingfisher Rise
Cranbrook Exeter

Kingfisher Rise Cranbrook Exeter EX5 7GN



Property Description

Situated in the popular residential area of Kingfisher Rise, this property being sold with NO CHAIN. This has a simply stunning interior and ready to move in for any would-be buyer, with entrance hall/storage area with potential to join the garage. Upstairs is a spacious living room with floods of natural light onto a modern kitchen/diner with Velux window. Onto a modern family bathroom with storage space. Leading into TWO double bedrooms and master en suite, This is not one to be missed.

Tenure Information

This property is 75% Shared Ownership.

The rent is £146.46 monthly and that is inclusive of Service charge and Building insurance.

Agents Note

Heating is provided by District E-On System.

Entrance Hall

Double glazed obscured door to front, storage cupboard, wall mounted radiator.

Kitchen/ Diner/ Living Room

19' 9" max x 22' 7" max (6.02m max x 6.88m max)

Two double glazed front aspect windows, double glazed rear aspect window, two wall mounted radiators, wall and base units, work surfaces, electric oven, electric hob with extractor over, 1 1/2 bowl stainless steel sink unit, plumbing for washing machine and dish washer, space for fridge freezer, loft access, extractor fan.

Bedroom 1

12' 8" max x 9' 4" (3.86m max x 2.84m)

Double glazed front aspect window, wall mounted radiator.

En-Suite

Double shower cubicle with mains shower, low level toilet, wash hand basin, tiling, extractor fan, wall mounted radiator.

Bedroom 2

9' 5" x 10' 4" max (2.87m x 3.15m max)

Double glazed front aspect window, wall mounted radiator.

Inner Hallway

Airing cupboard with shelving.

Bathroom

Double glazed obscured rear aspect window, bath with shower attachment, low level toilet, wash hand basin, tiling, extractor fan, wall mounted radiator.

Outside

Patio and gravelled area. Bin store with lock. Driveway to...

Garage

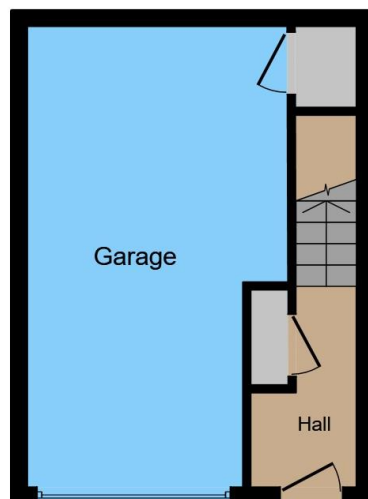
19' 8" x 10' 8" (5.99m x 3.25m)

Up and over doors, power and light, storage cupboard.









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: B

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR316846

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Apr 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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