



Connells

Mulberry Road
Cranbrook Exeter



Property Description

GUIDE PRICE £210,000 - £220,000

A 2 bedroom SEMI DETACHED HOUSE ideal for first time buyers or investor, located on the CRANBROOK estate ideal also for commuters to access the M5, also close to local shops, supermarket, schools and transport links including train station. Outside there is a level low maintenance rear garden perfect for enjoying summer evenings alfresco dining and parking for 2 vehicles. Call us today and arrange a viewing!



Agents Notes

There is an easement on the title, please enquire with the branch.

The property is still under NHBC warranty.

Heating is provided by District E-On system.

Entrance Hall

Door to front, cork flooring, wall mounted radiator.

Downstairs WC

Low level toilet, wash hand basin, extractor fan, cork flooring, wall mounted radiator.

Living Room/ Kitchen/ Diner

Double glazed French doors to rear, wall mounted radiator, cork flooring.

Wall and base units, work surfaces, electric oven and hob, under stairs shelving and storage, tiling, stainless steel sink unit, plumbing for washing machine, space for fridge freezer, double glazed front aspect window, space for further appliances.

Landing

Loft access.

Bedroom 1

Double glazed rear aspect window, wall mounted radiator.

Bedroom 2

Two double glazed front aspect windows, wall mounted radiator.

Bathroom

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

Outside

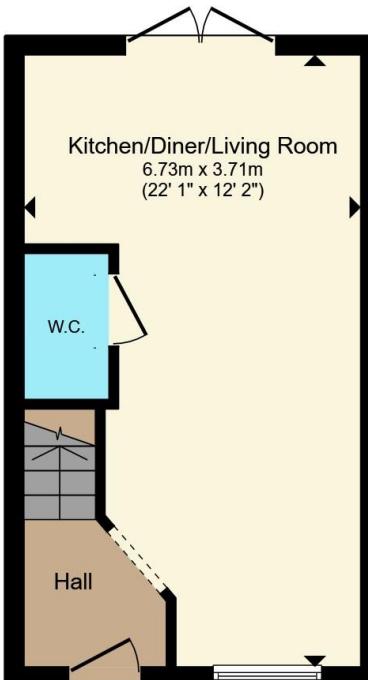
Rear garden with patio, decked area, gate to side access, all enclosed by fencing.

Two allocated parking spaces.

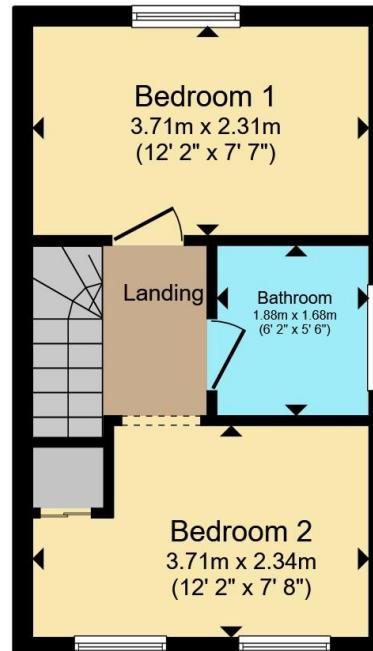








Ground Floor



First Floor

Total floor area 49.8 m² (536 sq.ft.) approx

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.propertybox.io

Connells

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

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317442



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.

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