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Offers in Excess of £800,000 9 Cranford View, Exmouth, EX8 2EH



- 5 Bedroom Detached House In Highly Sought After Cul-De-Sac • Gas Centrally Heated & uPVC Double Glazed • Cloakroom, Living Room, Reception Room & Study • Kitchen/Dining Room & Utility Room • 5 First Floor Bedrooms, 2 With En-Suites • Family Bathroom • Off Road Parking & Double Garage • Gardens To Front & Rear. NO ONWARD CHAIN



A pathway provides access to a part obscure glazed front entrance door with obscure glazed windows to both sides and courtesy lighting leading to:

Ground Floor

Entrance Porch

Tiled flooring. Coved ceiling. Part glazed door with matching windows to either side and above leading to:

Reception Hallway

A welcoming entrance to the property that is spacious and provides access to most rooms on the ground floor. Staircase rising to the first floor. Coved ceiling. Wall mounted thermostat. Radiator. Two ceiling roses. Coved ceiling. Useful under stairs storage cupboard. Doors leading to the living room, second reception room, study, kitchen / dining room and:

Cloakroom

Tiled walls to dado height. Fitted suite comprising of a concealed cistern WC with display above. Wall mounted wash hand basin. Radiator. Extractor fan. Vinyl flooring.

Living Room 18'2" (5.54m) Max x 14'9" (4.5m) Max

A spacious room that has double opening French doors leading out to the rear garden with windows both sides. Focal point of a coal effect, living flame, gas fire with a marble back and hearth and a wooden fireplace surround. Coved ceiling. Two radiators. Two ceiling roses. Part glazed double doors leading to:

Reception Room 14'3" (4.34m) Max x 11'4" (3.45m)

A bay front room that could be used as a formal dining room or as a second living room / play room. Walk in bay window to front. Radiator. Coved ceiling. Ceiling rose.

Kitchen / Dining Room 19'6" (5.94m) x 11'1" (3.38m)

Window to rear and double opening French doors leading out to the rear garden. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Built in 4 ring gas hob with an extractor hood above. Built in eye level electric hob and oven. Inset stainless steel one and a half bowl sink with a single drainer unit and mixer tap. Integrated fridge, freezer and dishwasher. Wall mounted boiler gas fired boiler. 2 x Glass fronted display cupboards. Radiator. Vinyl flooring. Ample space for a table and chairs. Door leading to:

Utility Room 8'5" (2.57m) x 4'9" (1.45m)

A useful space that has a window to side and a part glazed door that provides access out to the rear garden. Range of floor standing cupboard and drawer storage units with a roll edged work surface and tiled splash back above. Inset stainless steel single sink and drainer unit. Space and plumbing for a washing machine. Further appliance space if required. Vinyl flooring. Radiator.

Study 9'0" (2.74m) x 7'9" (2.36m)

Window to front. Radiator. Coved ceiling.

First Floor

Landing

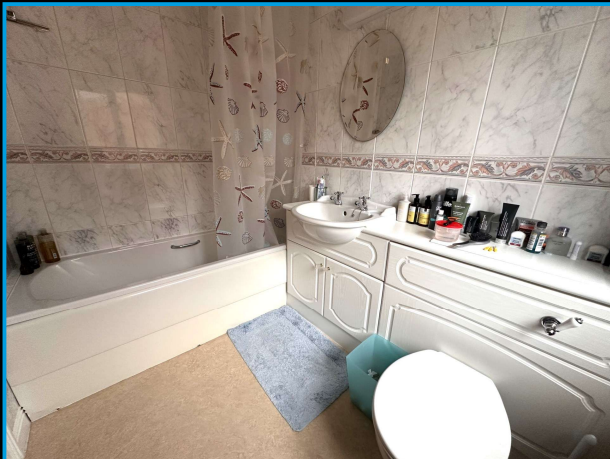
Window to front. 2 Radiators. Access to an insulated loft space. Coved ceiling. Smoke alarm. Airing cupboard that houses a large pressurised water tank and that has slatted shelving. Doors leading to all rooms including:

Bedroom 1 15'5" (4.7m) Plus Recess x 11'4" (3.45m)

Window to rear. Radiator. 2 Built in double wardrobes with hanging rails and shelving. Coved ceiling. Door leading to:

En-Suite Bathroom

Obscure glazed window to side. Fully tiled walls. Fitted 4 piece white suite comprising of a panelled bath that has a thermostatically controlled shower above the bath and a shower curtain. Concealed



cistern WC with display above. Vanity wash hand basin with storage cupboards below. Bidet. Radiator. Vinyl flooring. Extractor fan. Shaver light and socket.

Bedroom 2 12'7" (3.84m) Plus Recess x 11'5" (3.48m)

Window to front. 2 x Built in double wardrobes to one wall with hanging rails and shelving. Radiator. Coved ceiling. Door leading to:

En-Suite Shower Room

Obscure glazed window to front. Fully tiled walls. Fitted white suite comprising of a walk in single shower cubicle that has a thermostatically controlled shower and splash screen door. Low level WC. Vanity wash hand basin with storage cupboards below. Radiator. Shaver light socket. Extractor fan.

Bedroom 3 11'4" (3.45m) x 10'5" (3.18m)

Window to rear. Radiator. Built in double wardrobe with hanging rail and shelving.

Bedroom 4 11'4" (3.45m) x 7'9" (2.36m)

Window to rear. Radiator. Coved ceiling.

Bedroom 5 10'2" (3.1m) x 7'1" (2.16m)

Window to front. Radiator. Coved ceiling.

Family Bathroom

Obscure glazed window to side. Fully tiled walls. Fitted suite comprising of a panelled bath that has a thermostatically controlled shower above and a shower curtain/rail. Concealed WC with display above and to the side. Vanity wash hand basin with display to both sides and storage below. Bidet. Radiator. Extractor fan. Shaver light and socket.

Externally

Front Garden

To the front of the property is an area of garden that is predominantly laid to lawn with shrub bed borders that help to provide year round colour and interest. Outside security lighting. Outside meter boxes. A double width driveway provides off road parking for two motor vehicles and leads to:

Double Garage

The property benefits from a double garage that has individual up and over opening doors to the front. The garages are interconnected. Power and light connected. Window to rear and part glazed door leading out to the rear garden. Overhead eaves storage to one side of the garages. The garages dimensions are as follows:

Garage 1 18'0" (5.49m) x 7'7" (2.31m)

Left hand side garage

Garage 2 16'6" (5.03m) x 8'0" (2.44m)

Right hand side garage.

Rear Garden

To the rear of the property is a fully enclosed and relatively private rear garden that enjoys a sunny aspect. Laid adjacent to the rear of the property is a level paved patio area that provides an ideal area for outdoor dining and sitting during fine weather. The remainder of the garden is then predominantly laid to lawn with deep shrub beds to the side and rear which are well stocked with mature plants and shrubs. Small potting shed to one side of the property. Timber panelled fence boundaries. Outside lighting and water tap. Front pedestrian access via a timber garden gate to the side of the property.

Tenure

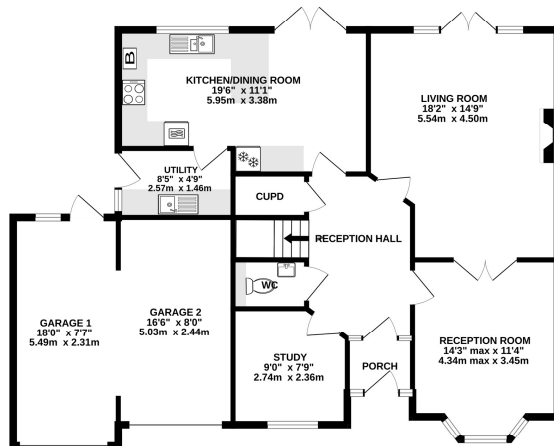
The property is FREEHOLD

Services

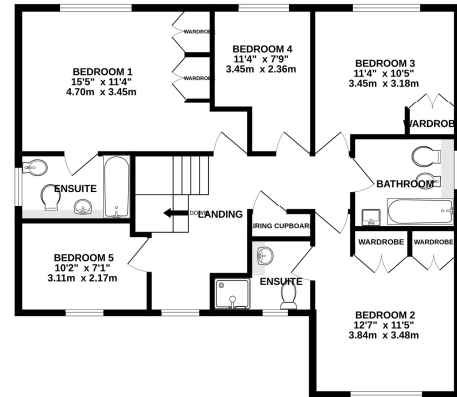
All mains services are connected, Council Tax Band G.



GROUND FLOOR



1ST FLOOR



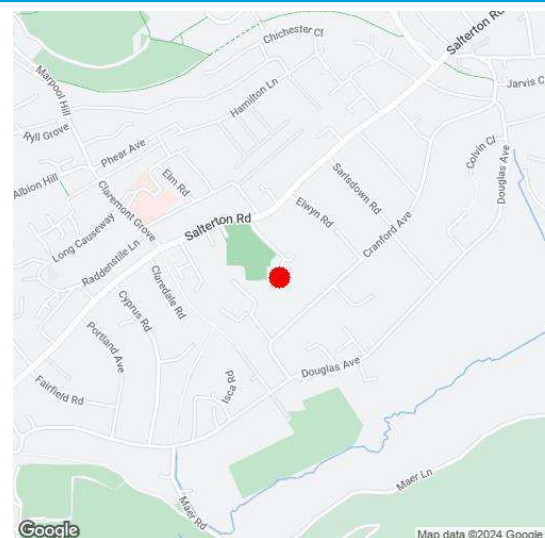
9 CRANFORD VIEW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our prominent town centre office head out of town up Rolle Street and continue into Rolle Road. Take a left hand turning at the roundabout and head along Salterton Road. Continue through the traffic lights and take the first turning right into Cranford View, after passing the Cranford Sports Club. Bear right, where the property will be found on the left hand side, clearly identified by our for sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Viewing Strictly By Appointment Only - Contact The Links Team Via:
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.