

HUNTERS®

HERE TO GET *you* THERE



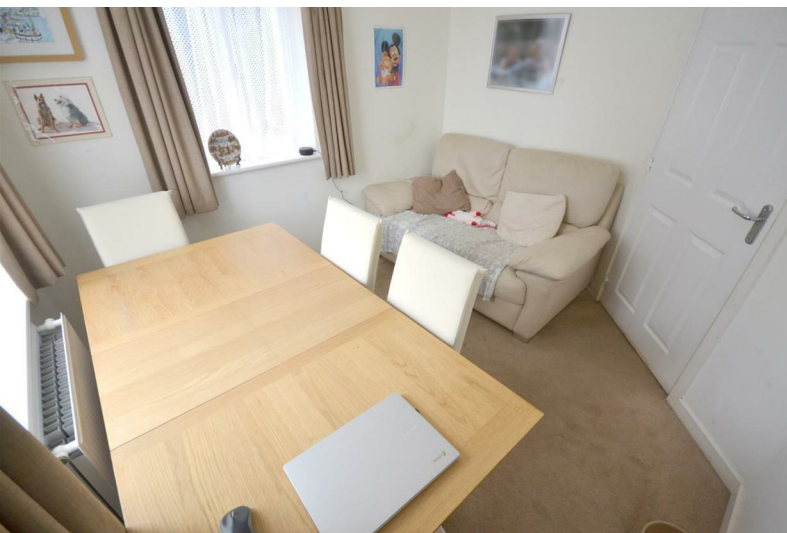
Redwood Way

Cranbrook, Exeter, EX5 7FT

Offers In Excess Of £275,000



Council Tax:



4 Redwood Way

Cranbrook, Exeter, EX5 7FT

Offers In Excess Of £275,000



Hallway

Doors to the kitchen/ diner, WC and lounge/ dining room, stairs to the first floor.

Lounge/ Diner

8'5" x 9'4" (2.57m x 2.87)

Window to the front aspect, room for dining table/ sofa, radiator.

Kitchen/ dining room

12'10" 13'0" (3.93m 3.97m)

Patio doors to the rear garden, sink and drainer, high and low level cupboards, roll top work surfaces, built in hob, oven and extractor, built in fridge freezer, space for a tumble dryer, built in dish washer and washing machine, window to the rear aspect, window to the side aspect, radiator, door to storage cupboard.

WC

3'1" x 4'11" (0.96m x 1.51)

Low level WC, hand basin, radiator.

Landing

Doors to bedroom two, the lounge and stairs to the second floor, under stairs storage.

Bedroom 2

9'9" x 8'1" (2.98m x 2.47m)

Window to the rear aspect, radiator, door to the en-suite.

En-suite

4'6" x 10'0" (1.38m x 3.07m)

Partially obscured window to the rear aspect, bath, low level WC, hand basin, radiator.

Lounge

13'0" x 8'11" (3.97m x 2.72m)

Window to the front aspect, juliet balcony to the front aspect, radiator.

Landing

Doors to bedroom one and bedroom three, access to the loft space, provision to create or re-instate a door to would could be a family bathroom.

Bedroom 1

9'6" x 13'7" (2.91m x 4.15m)

Two windows to the rear aspect, window to the side aspect, radiator, door to the en-suite/ family bathroom.

En-suite/ Family bathroom

5'6" x 6'3" (1.69m x 1.93m)

Walk in shower, low level WC, hand basin, radiator. (Note of interest, the family bathroom has currently been converted to an en-suite to suit the current owner, the bathroom with the relevant work could be, re-instated as a family bathroom.)

Bedroom 3

13'0" x 9'5" (3.98m x 2.89m)

Two windows to the front aspect, window to the side aspect, radiator.

Outside

To the front of the property are 2 off road allocated parking spaces, there is also a fence surrounding the property, the property benefits from, an electric car charging point and 2 out door sockets.

To the rear of property is a fully enclosed garden with a gate giving side access, there is a patio area for entertaining with the rest of the garden being laid to grass, there are also 2 outside sockets.

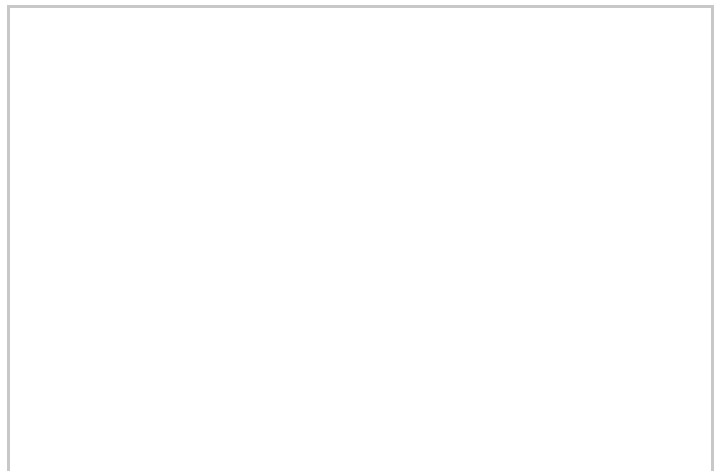
Tel: 01392 340130

Situated on a quiet part of a new development on a road of two houses is this wonderful town house, offering a fantastic opportunity for an upsize or investment.. Or could this possibly be your first step on the property ladder, the property is situated in Cranbrook which is boasting growth on a daily basis.

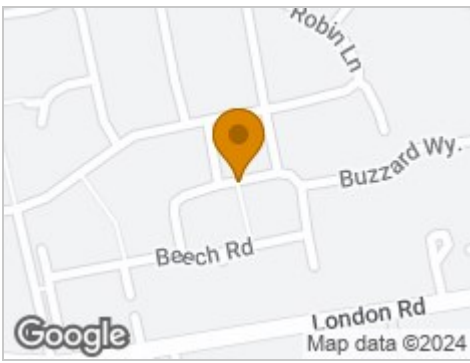
Briefly the property comprises of 3 bedrooms with the opportunity of a fourth should you need it, kitchen dining room, lounge/ dining room, en-suite bathrooms with a view to turning the second floor en-suite back to a family bathroom should that be preferable, outside space and parking.

The property is decorated neutrally throughout and benefits from a modern kitchen and bathrooms.

- Close to local train station
- 3/4 bedrooms
- Neutrally decorated
- Allocated parking
- Close to local amenities
- Good transport links
- Good family home or investment
- Enclosed rear garden
- Quite location



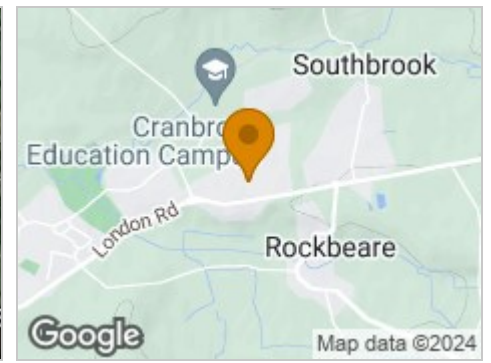
Road Map



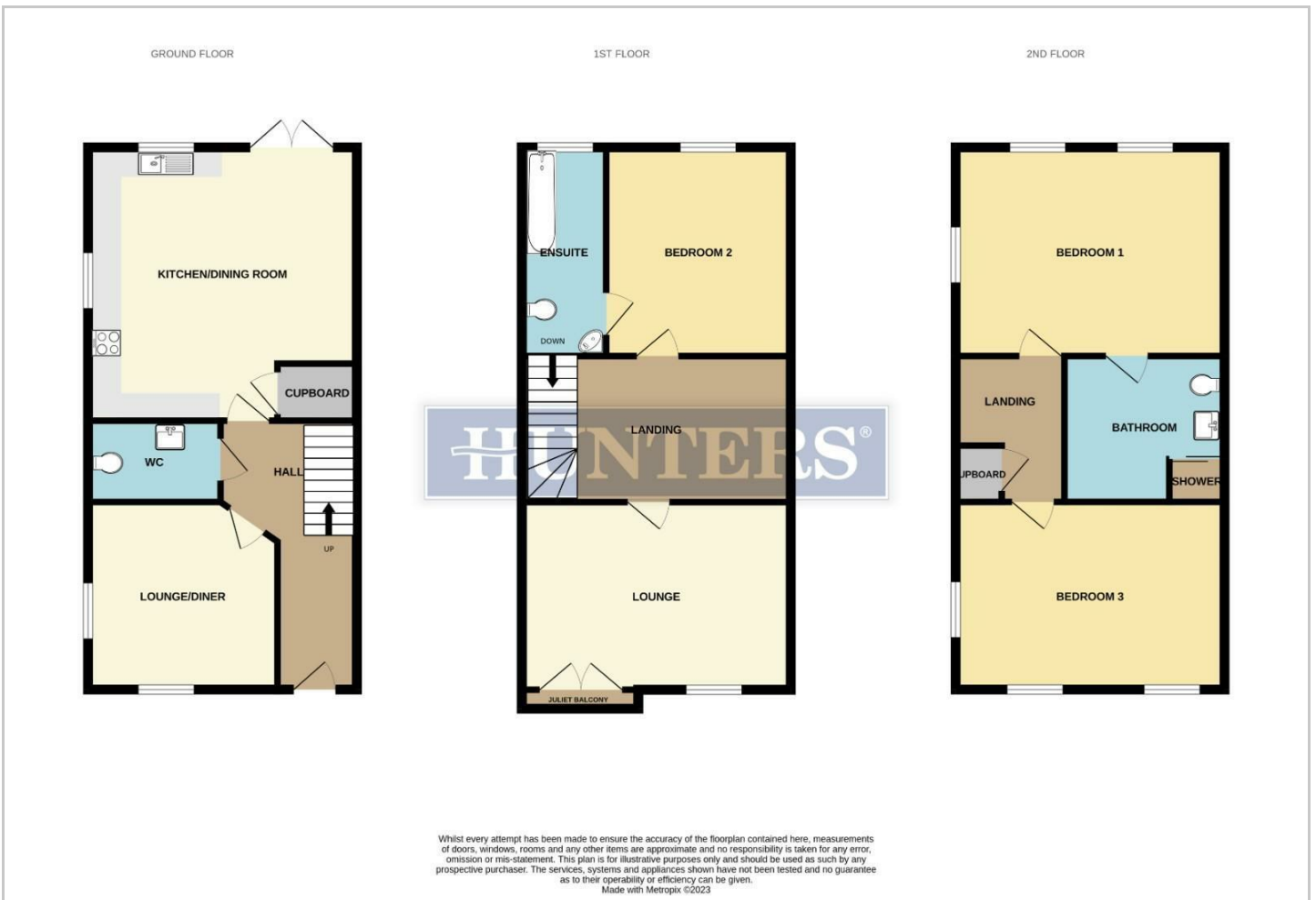
Hybrid Map



Terrain Map



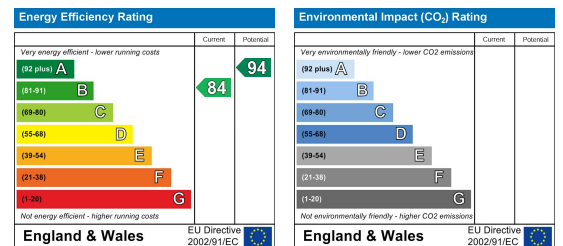
Floor Plan



Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.