

# HUNTERS®

HERE TO GET *you* THERE



## Lower Three Acres

Cranbrook, Exeter, EX5 7DZ

Guide Price £240,000



Council Tax: C



# 11 Lower Three Acres

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## Entrance Hall

## Living Room

14'0" x 11'1" (4.28 x 3.4)

uPVC window to front aspect, under stairs cupboard, wall mounted radiator

## Kitchen Diner

14'5" x 10'0" (4.4 x 3.07)

uPVC windows to rear aspect, door to rear garden, matching range of wall and base units, space for fridge freezer, space and plumbed for washing machine, door to:

## Cloakroom

Wash hand basin, toilet

## Bedroom 3

7'6" x 6'5" (2.3 x 1.98)

uPVC window to rear aspect, wall mounted radiator

## Bedroom 2

10'8" x 7'9" (3.27 x 2.38)

uPVC window to rear aspect, wall mounted radiator

## Bedroom 1

13'5" x 8'2" (4.09 x 2.49)

uPVC window to front aspect, wall mounted radiator

## Family Bathroom

6'3" x 6'0" (1.92 x 1.84)

Obscure uPVC window to rear aspect, bath with shower over, wash hand basin, toilet, heated towel rail

- \* Guide price £240,000-£250,000 \*
- EPC rating of C
- Open-plan design with modern kitchen
- Three spacious bedrooms
- Contemporary bathroom with heated towel rail
- Private parking space
- Located in a thriving neighborhood
- Proximity to public transport and amenities



\* Guide price £240,000-£250,000 \* This immaculate, semi-detached property is up for sale, presenting an ideal opportunity for families, couples, or sharers alike. The property boasts an EPC rating of C and falls under Council tax band C, indicating its energy efficiency and affordability.

Upon entering, you're greeted by a separate reception room, adorned with large windows that bathe the space in natural light. The property's open-plan design allows for fluidity, with the modern kitchen leading onto the dining space. Fitted with state-of-the-art appliances, the kitchen is a chef's dream, filled with natural light and ample space.

The property offers three spacious bedrooms, all drenched in natural light. The master bedroom is a real treat - a generously proportioned double room that is sure to become your private retreat. The second bedroom is also a double, offering plenty of space and light, while the third bedroom, though slightly smaller, never feels cramped due to its abundance of natural light.

A contemporary bathroom fitted with a heated towel rail adds a luxurious touch to the property, ensuring comfort during those chilly mornings.

A unique feature of the property is its private parking space, a valuable asset in any urban area.

Located in a thriving neighbourhood, the property is in proximity to public transport links, local schools, amenities, and parks, providing everything you need within walking distance.

This property's combination of location, unique features, and immaculate condition makes it a rare find. Don't miss out on this opportunity to own a slice of urban paradise.



Road Map



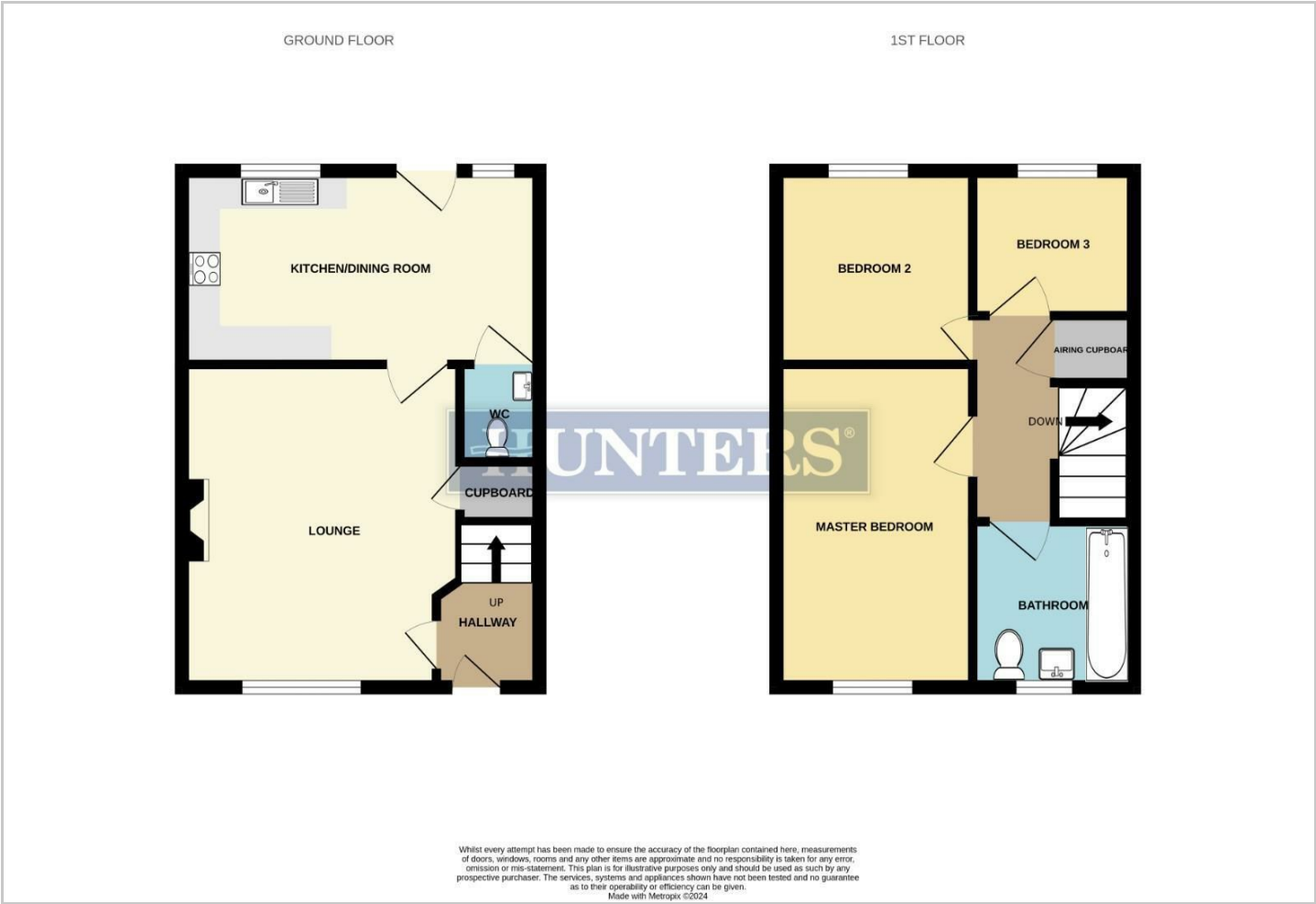
Hybrid Map



Terrain Map



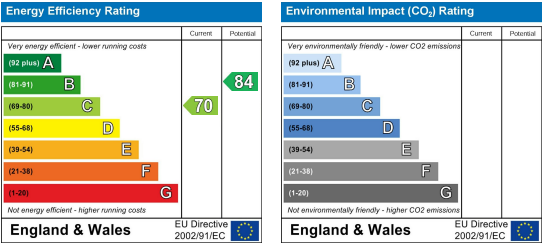
Floor Plan



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.