

5 St. Michaels Way, Cranbrook, Exeter, EX5 7DB



This two bedroom property is ideal for first time buyers situated in the popular location of Cranbrook within good access both in and out of Exeter and the M5. With accommodation comprising entrance hall, lounge, kitchen, cloakroom, two bedrooms, family bathroom, enclosed rear garden and offroad parking.

Asking Price £185,000 Freehold DCX02660

5, St. Michaels Way, Cranbrook, Exeter, EX5 7DB

THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via part frosted front door. With doors to kitchen, lounge and cloakroom. Stairs to the first floor landing. Thermostat control point. Radiator.

Kitchen 7' 8" x 9' 3" (2.348m x 2.830m)

Front aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Integrated double oven and hob with extractor fan above. Plumbing for washing machine. Further appliance space. Concealed wall mounted boiler. Radiator.



Cloakroom

Low level WC. Wash hand basin. Extractor fan. Radiator.

Lounge 11' 11" x 9' 11" (3.629m x 3.022m)

Rear aspect French doors leading to the rear garden. Television point. Telephone point. Understairs storage cupboard. Two radiators.



First Floor Landing

With doors to bedroom one, bedroom two and bathroom. Radiator.

Bedroom One 11' 11" x 9' 0" (3.637m x 2.736m)

Front aspect uPVC double glazed window. Telephone point. Television point. Access to loft void above. Radiator.



Bedroom Two 8' 11" x 7' 2" (2.713m x 2.184m)

Rear aspect uPVC double glazed window with view of the rear garden. Built in double wardrobe. Cove ceiling. Radiator.



Bathroom

Three piece white suite comprising panel enclosed bath with mixer tap and handheld shower above. Low level WC. Pedestal wash hand basin with tiled splashback. Shaver point. Extractor fan. Radiator.



Rear Garden

Private enclosed rear garden with paved seating area, wooden shed, raised flower beds and gated rear access.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

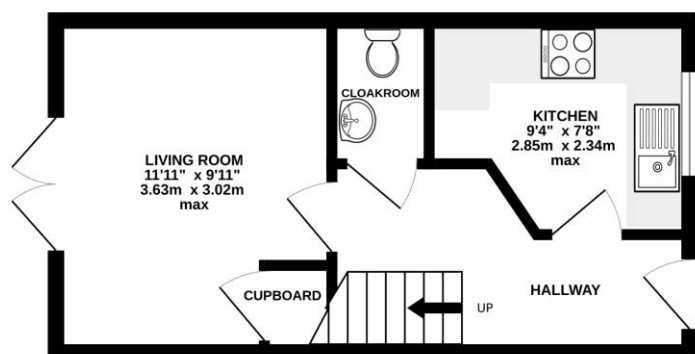
Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

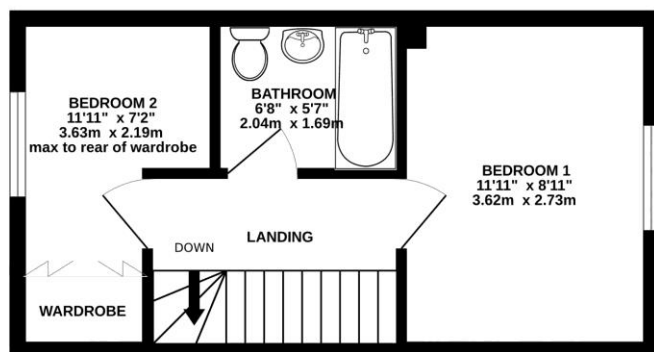
Cookbooks are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

Off road parking for one vehicle.

GROUND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.1 sq.m.) approx.

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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Energy performance certificate (EPC)

5 St. Michaels Way Cranbrook EXETER EX5 7DB	Energy rating C	Valid until:	2 February 2035
		Certificate number:	6435-9322-1400-0927-6202

Property type: Mid-terrace house

Total floor area: 52 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: