

34 Best Park, Cranbrook, Exeter, EX5 7AG



A well presented three bedroom semi-detached property situated in a quiet location. The station with trains to London is 11 minutes walk away or 3 minutes by car, the airport is approximately 2 miles away, 5 minutes by car. The local shops and the C of E Primary School are within 5 minutes walking distance. The property would be ideal for first time buyers and investors. With accommodation comprising entrance hall, lounge, kitchen/breakfast room, cloakroom, three first floor bedrooms, master with en-suite shower room, family bathroom, enclosed rear garden and off road parking for two vehicles. No onward chain..

Offers in the Region of £250,000 Freehold DCX02781

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THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via part glazed front door. With doors to lounge, kitchen, cloakroom and understairs storage cupboard. Stairs to the first floor landing. Radiator.

Kitchen/ Breakfast Room 11' 4" x 10' 2" (3.445m x 3.104m)

Front aspect uPVC double glazed window. Beautifully fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces, integrated oven and hob with extractor fan above and plumbing for washing machine. Further appliance space. Seating area. Spotlighting. Concealed wall mounted boiler. Radiator.



Cloakroom

Low level WC and pedestal wash hand basin. Part tiled walls and radiator.

Lounge 15' 8" x 12' 2" (4.780m x 3.706m)

Rear aspect uPVC double glazed windows. Television point. Telephone point. Spotlighting. Radiator. uPVC double glazed French doors lead to the rear garden.



First Floor Landing

With doors to bedroom one, bedroom two, bedroom three and bathroom. Access to loft void above. Radiator.

Bedroom One 14' 5" x 8' 6" (4.394m x 2.603m)

Rear aspect uPVC double glazed window with view over the rear garden. Built in double wardrobes with hanging space and shelving. Television point. Radiator. Door through to the en-suite shower room.



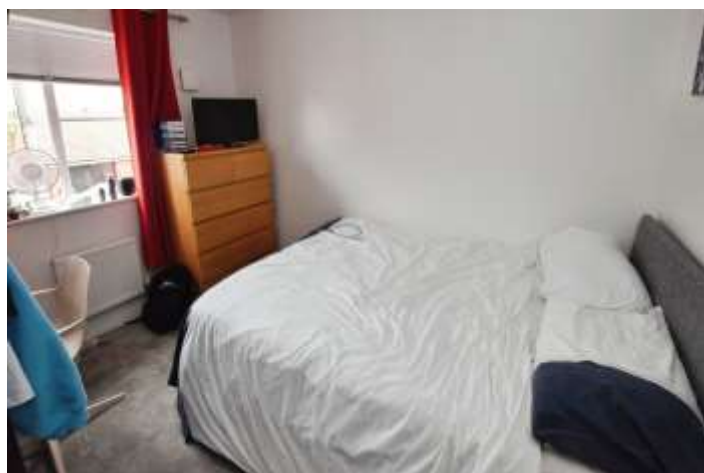
En-Suite Shower Room

Walk in shower cubicle, low level WC and pedestal wash hand basin with mixer tap. Tiled walls. Radiator. Extractor Fan.



Bedroom Two 10' 8" x 8' 6" (3.250m x 2.602m)

Front aspect uPVC double glazed window. Television point. Radiator.



Bedroom Three 11' 3" x 6' 11" (3.427m x 2.110m)

Rear aspect uPVC double glazed window with view over the rear garden. Radiator.



Bathroom

Front aspect frosted uPVC double glazed window. Three piece suite comprising panel enclosed bath, low level WC and pedestal wash hand basin. Part tiled walls, shaver point, extractor fan and radiator.



Rear Garden

Private enclosed rear garden with paved seating area, further lawned area and wooden shed. Gated access to the off road parking.



Off road parking for two vehicles.



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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.

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