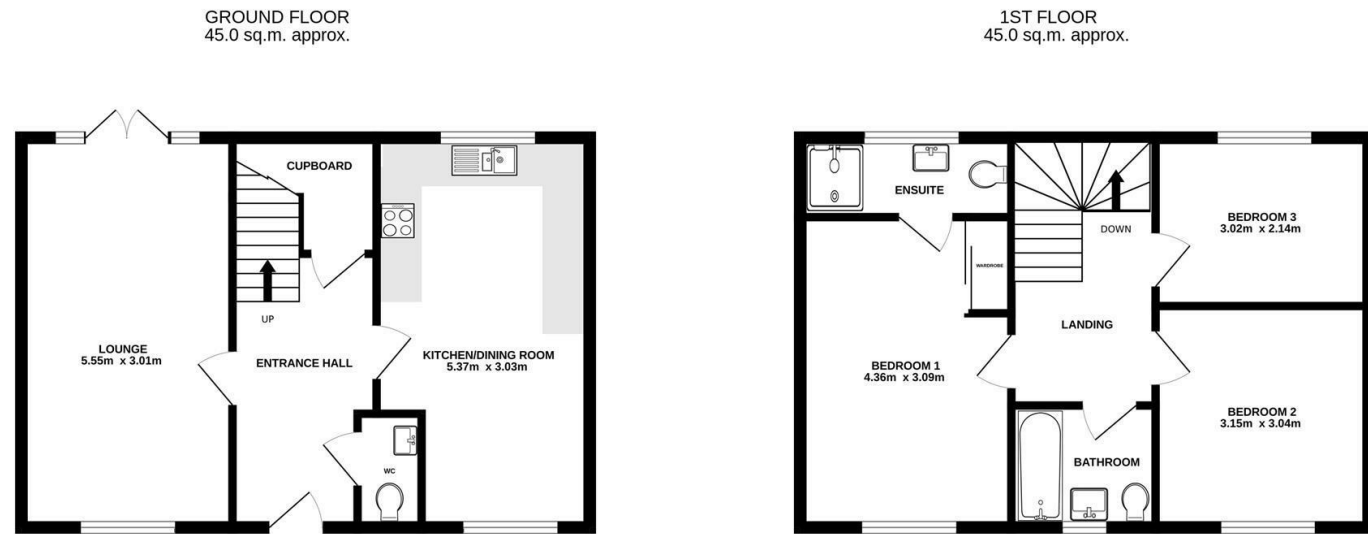




Offers In Excess Of £300,000 **FREE**



3 BED DETACHED

TOTAL FLOOR AREA : 89.9 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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5 South View Pasture, Cranbrook, Exeter, EX5 7BZ

A fantastic opportunity to purchase a Taylor Wimpey 'Jasmine Walk' brick built double fronted 3 bedroom detached family home in a quiet cul de sac position with excellent transport links. A modern, well presented, bright and spacious accommodation comprising entrance hall, W.C. under stair cloak/utility, living /dining room, kitchen/dining room, master bedroom with en-suite shower room, 2 further double bedrooms and a family bathroom. French doors from the living room open on to a private enclosed rear garden. Garden gate access to the rear leads to 2 allocated parking spaces and a single garage. Internal viewing highly recommended. Council Tax Band: D. EPC Rating: B



5 South View Pasture, Cranbrook, Exeter, EX5 7BZ

**Offers In Excess Of FREEHOLD
£300,000**

Accommodation comprising
Obscured glazed side panel and composite front door into:

Entrance Hall
Radiator, smoke detector, extractor fan isolator switch, wall mounted temperature thermostat, and tiled flooring. Stairs to upper landing with wooden hand rail to the left and balustrades on the right hand side.



Downstairs W.C.
Continuation of tiled flooring, single hand wash basin and close coupled W.C. Wall mounted consumer unit, extractor fan and radiator.

Under stair cupboard
Spacious L shaped cloaks and shoe storage. Electrical socket installed for use of tumble dryer.

Kitchen / Dining Room
PVCu double glazed windows to front and rear aspect. A mix of light grey gloss base, drawers and eye level units, one of which encasing the Eon District Heating boiler serving domestic hot water and central heating. A darker grey roll top laminate work surface and light grey brick affect tiled splash back. Integrated Zanussi dishwasher, fridge / freezer, double oven and grill. Zanussi electric ceramic hob, light grey gloss upstand and matching Zanussi over head extractor hood. Stainless steel one and a half bowl sink unit, draining board, with mixer tap. Dining area with feature panelled wall, two ceiling lights, tiled flooring, extractor fan isolation switch.

Living Room
PVCu double glazed window to front aspect, PVCu French doors opening on to the rear garden and side panel windows with top opening. Light grey wood effect Amtico vinyl floor tiles. Telephone and Media point. Two ceiling lights and two radiators.



Upper Landing
Loft hatch, smoke detector and wall mounted thermostat.

Master Bedroom
Half paneled feature wall, PVCu double glazed windows to front aspect, radiator, and built in mirrored sliding door wardrobes. Door into:



Master En-Suite
Obscured glazed PVCu window to rear aspect. Glazed shower enclosure with bi fold door, tiled surrounds and mixer shower. Close coupled W.C., wash hand basin with tiled splash back. Heated towel rail, spot lighting and extractor fan.

Bedroom 2
PVCu doubled glazed window to front aspect and radiator.



Bedroom 3
PVCu doubled glazed window to rear aspect and radiator.



Family Bathroom
PVCu obscured doubled glazed window to front aspect. Amtico light grey wood effect tiled flooring and radiator. Paneled bath with tiled surround, glass shower screen and mixer tap shower attachment, pedestal hand wash basin with mixer tap, tiled splashback and window shelf. Close coupled W.C., wall mounted mirrored cabinet, extractor fan and radiator.



Rear Garden
An enclosed space with a mix of brick, rendered and timber fence borders. Patio area leads from the living room French Doors right up to the rear garden gate. A low maintenance level grass lawn area. Raised L shape decking area with inset silver birch tree.



Outside
To the front, South View Pasture is a brick paved road. A front garden is made up of purple slate and steps to front door. Turn left toward the rear of the property and a tarmac road leads to a coach house and car parking area. With 1 allocated parking space directly in front of the rear garden gate, the second allocated parking space sits in front of the leasehold title single garage that forms part of the coach house.



Council Tax
D

Directions
From the double mini roundabouts outside Dormans office, take the second exit on to Station Road, proceed over the railway crossing and continue to the end of Pinn Lane where you will turn left on to Tithebarn Way. Turn left on to Honiton Road heading toward Clyst Honiton / Cranbrook. Continue along this road and pass the turning for Broadclyst Station Road on the left. At the first roundabout take the first exit on to Younghayes Road. Take the first left turn in to Seven Acres. Turn left on to South View Pasture and No 5 is up on the left hand side. First left after the property takes you to the rear where there is ample parking.

Area - Cranbrook
Cranbrook is now a well established town in East Devon, offering many local facilities including new schools, both junior and senior, a community centre, shops including a co-op supermarket, pharmacy and also a doctors surgery. There is a train station with links to Exeter and London, as well as local bus services. Facilities close by include Exeter International Airport, Exeter Science Park and Skypark as well as the well known 'The Jack in the Green' pub in Rockbeare.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	93	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Property Misdemeanors Act 1991
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.