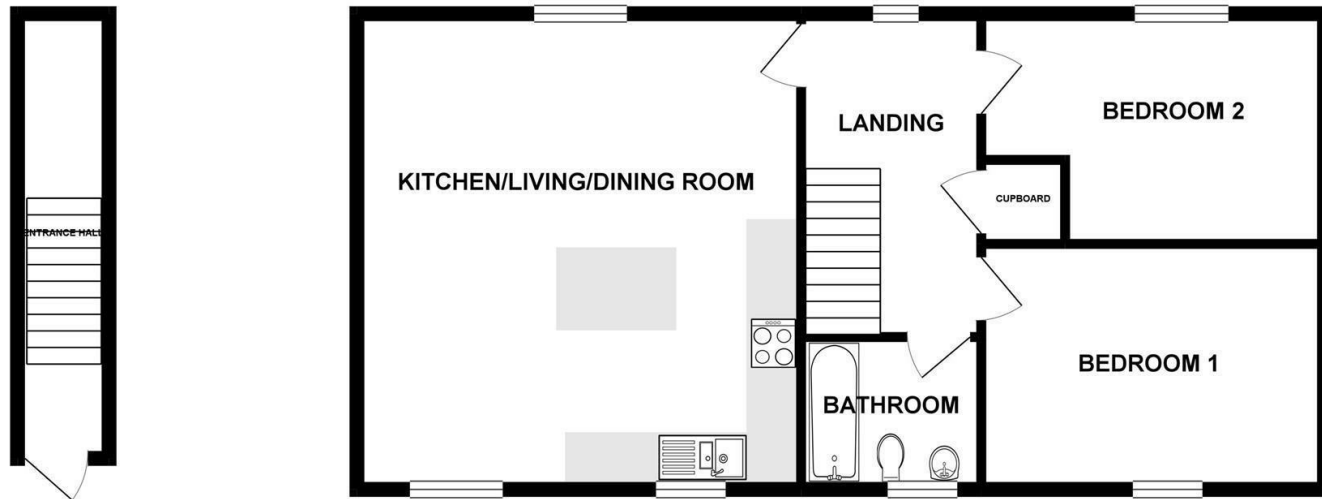


£975 PCM

GROUND FLOOR

FIRST FLOOR



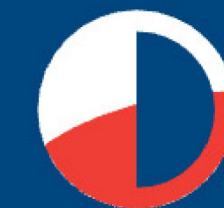
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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142* Younghayes Road, Cranbrook, Exeter, EX5 7DU

This bright and spacious coach house is located in the popular residential area of Cranbrook. The property is modern and neutrally decorated throughout; it has a very spacious open plan living, kitchen and dining area, two very good sized double bedrooms and a modern family bathroom. There is an integral garage offering lots of storage and private access to the allocated parking area at the rear of the property. It sits centrally in Cranbrook so access to both schools, local parks and shops is within easy reach. Available mid June 2024. Council Tax Band: B. EPC: C. Deposit: £1,125. Holding Deposit: £225.00

To check the mobile and Broadband coverage in the area of this property, the following link can be used:
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>



142* Younghayes Road, Cranbrook, Exeter, EX5 7DU

£975 PCM

Accommodation Comprising

Obscured PVCu double glazed composite front door into:

Entrance Hall

Central heating radiator, stairs to the first floor landing, wall mounted electric circuit breaker and door to garage.

First Floor Landing

PVCu double glazed window to the rear aspect, hatch to roof space, built-in storage cupboard and doors to:

Spacious Open Plan Living/ Kitchen/ Dining Room

5.36m x 5.75m (17'7" x 18'10")

A dual aspect room with PVCu double glazed windows to the front and rear aspect. Two central heating radiators, telephone and television points.



Bedroom 1

4.14m x 2.96m (13'6" x 9'8")

PVCu double glazed window to the front aspect, central heating radiator, telephone and television points.



Bathroom

2.18m x 1.83m (7'1" x 6'0")

Obscured PVCu double glazed window to the front aspect. The bathroom is fitted with a white suite comprising panelled bath with chrome style mixer tap and shower attachment, glazed shower screen. Pedestal wash hand basin, close coupled W.C., tiled flooring and part tiled walls. Wall mounted electric shaver point and extractor fan.



Bedroom 2

4.35m x 2.69m (14'3" x 8'9")

PVCu double glazed window to the rear aspect and central heating radiator.

Outside

An allocated parking space at the rear of the property.

Garage

2.65m x 5.74m (8'8" x 18'9")

Obscured PVCu double glazed window to the front aspect, understairs storage cupboard and up and over garage door. Power and lighting.

Council Tax

B

Area - Cranbrook

Cranbrook is a growing new 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.



Kitchen Area

Fitted with a range of wood effect base cupboards, drawers and eye level units. Roll edged work surface with tiled surrounds. One and a half bowl sink unit with mixer tap. Zanussi washing machine, electric oven and hob with extractor hood over. Space for fridge/freezer, tiled flooring and spot lighting. Cupboard housing the district heating unit.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (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 | |
| 76 | 76 | | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

Property Misdescriptions 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.