



Large Two-Bedroom Semi-detached Home

Welcome to the market this 2-bedroom semi detached property in Cranbrook. This property benefits from a modern kitchen diner, living room, 2 double bedrooms, family bathroom and a larger than average front and rear garden allowing plenty of outside space. There is also off-road parking and short routes to the local town centre.

6 Stoneland Close | Devon | EX5 7GG





PROPERTY TYPE

Semi-Detached House



SIZE

780 sq ft



LOCATION

Cranbrook



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Heating
System



PARKING

Off Road Parking



OUTSIDE SPACE

Large Garden



EPC RATING

81 B



COUNCIL TAX BAND

C



in a nutshell...

- Large Rear Garden
- Kitchen Diner
- Lounge
- Off Road Parking
- Front Garden
- Quiet Cul-De-Sac Location
- Ideal First Home
- Excellent travel links to Exeter
- Easy access to M5, Exeter & A30





the details...

This semi detached 2 bedroom property is perfect for a first step on the property ladder or for those looking to downsize.

As you enter the property you will find the entrance hall, with stairs to your right, the kitchen to your left and the living room straight ahead. In the kitchen there is an abundance of cupboards, space for a fridge freezer and washing machine and can comfortably fit a dining room table.

Through the hallway to the back of the property, the living room contains a large window allowing plenty of light to fill the space and is carpeted throughout with a rear garden door. The ground floor also contains a downstairs WC with sink and toilet.



what the owner loves most...

The garden was the main reason we bought this property from plan and has been perfect for my family.

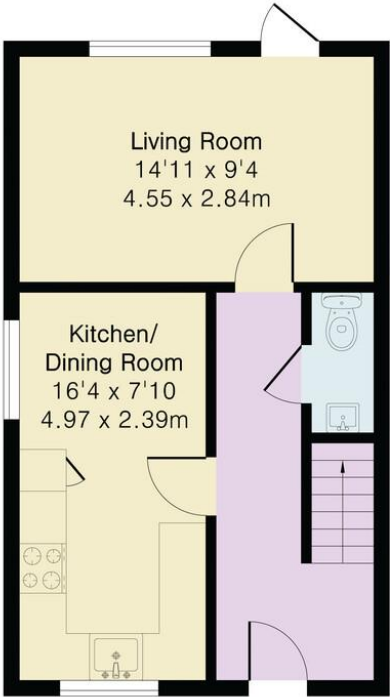


the floorplan...

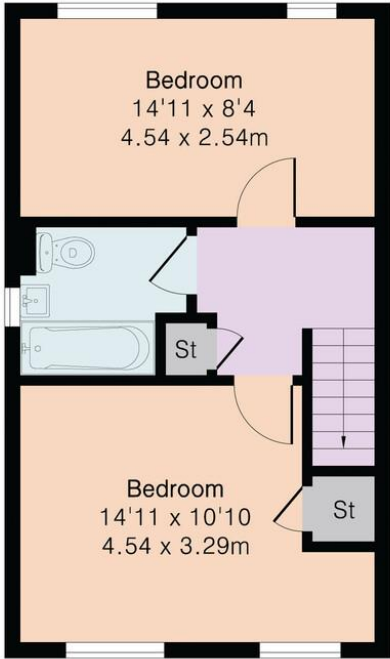
Approximate Gross Internal Area 780 sq ft - 72 sq m

Ground Floor Area 390 sq ft – 36 sq m

First Floor Area 390 sq ft – 36 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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bear in mind...

This property is shared ownership and therefore there are extra steps necessary in the purchasing process



the location...

On the first floor you will find two sizeable double bedrooms, one with a built-in storage cupboard. These rooms benefit from being fully carpeted and large windows again allow a lot of light which makes all the difference in the property!

On this floor there is also the family bathroom containing a tiled bath and shower, toilet and a sink.

Outside the property, there is a large garden containing an area of patio and mostly green space with a pathway to the side of the property which leads through to the front garden and single parking space.

THIS PROPERTY IS BEING MARKETING AS A SHARED OWNERSHIP HOME FOR A 40% SHARE.

SHARED OWNERSHIP INFO NEEDED

In accordance with our legal and regulatory obligations, all vendors and purchasers are required to complete appropriate Anti-Money Laundering (AML) and identity verification checks before proceeding with a property transaction.

A fee is payable for the completion of these checks:

- Vendors: £25 + VAT per person
- Purchasers: £37.50 + VAT per person

The applicable fee is payable when the AML verification process is requested and covers the cost of carrying out the required identity and AML checks. Additional checks may be required where necessary to satisfy our legal and regulatory obligations.

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