

Complete are pleased to welcome to the market this lovely two-bedroom 40% shared ownership home close to local amenities in the sought-after town of Cranbrook. Offering two double-bedrooms, a generously sized kitchen and lounge diner with patio doors through to the low-maintenance, private garden. One parking space at the rear completes the property. Come and take a look!

7 Best Park | Exeter | EX5 7AF

complete.

thoroughly good property agents

PROPERTY TYPE
Semi-Detached Home

SIZE
772 sq ft

LOCATION
Town

AGE
Modern

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
1

WARMTH
EON District Heating System

PARKING
Off Road Parking

OUTSIDE SPACE
Garden

EPC RATING
70 C

COUNCIL TAX BAND
C



in a nutshell...

- Two Double Bedrooms
- Kitchen & Lounge Diner
- Larger Two-Bedroom Home
- Parking at the Rear
- Enclosed, Private Rear Garden
- Close to Local Amenities
- Easy access to M5 and A30
- Excellent travel links to Exeter
- Good Condition




complete.




complete.

the details...

Situated in the popular and growing town of Cranbrook, this well-presented and generously proportioned two-bedroom home is available through the shared ownership scheme, offering an excellent opportunity for buyers looking to take their first step onto the property ladder.

The property offers larger-than-average accommodation for a two-bedroom home and is presented in good condition throughout. Internally, the accommodation comprises an entrance hallway, a fitted kitchen and a spacious lounge/diner, providing a comfortable and versatile space for both everyday living and entertaining.

Upstairs, there are two well-proportioned double bedrooms, alongside a family bathroom, making this an ideal home for first-time buyers, couples or those looking to downsize.

Externally, the property benefits from an enclosed and private rear garden, providing a lovely outdoor space to relax and enjoy. There is also the added advantage of parking to the rear of the property.

Conveniently positioned close to Cranbrook's range of local amenities, including shops, supermarkets, schools and everyday facilities, the property also benefits from excellent transport connections. There is easy access to the M5 and A30, together with convenient travel links into Exeter and the surrounding areas.



what the owner loves most...

"it's been a great family home in a lovely neighbourhood"

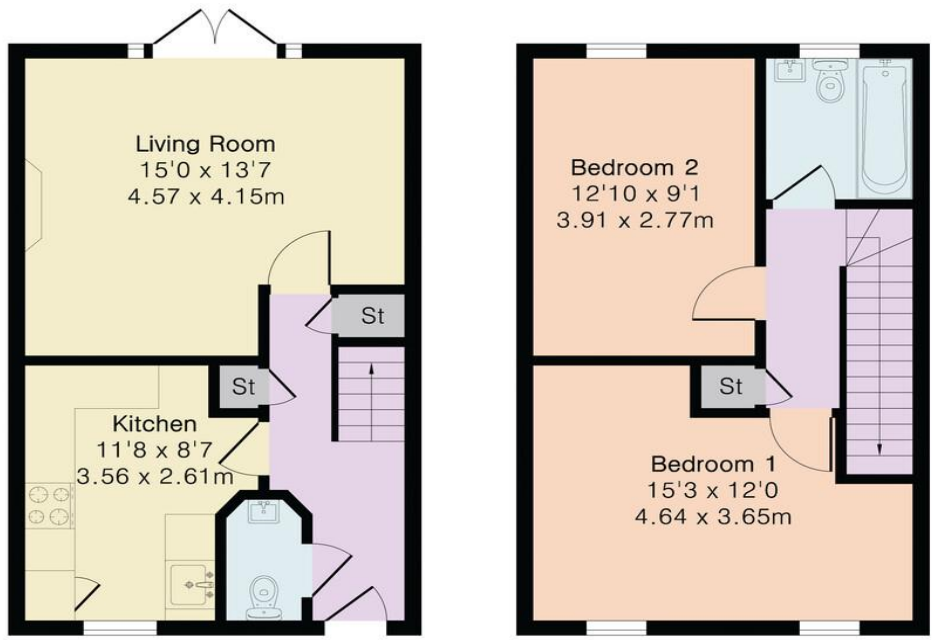


the floorplan...

Approximate Gross Internal Area 772 sq ft - 72 sq m

Ground Floor Area 386 sq ft – 36 sq m

First Floor Area 386 sq ft – 36 sq m



Ground Floor First Floor

PINKPLAN

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.

complete.

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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bear in mind...

Shared ownership – 40% = £92,000
Full ownership – 100% = £230,000



the location...

Shared Ownership Information:

An eligible person means a person who is in need of Affordable Housing and who has a strong location connection with the administrative area of East Devon District Council or Exeter City Council (priority will be given to applicants with a local connection to the East Devon District) and who satisfies one or more of the following criteria .

1. The person is currently resident in the area
2. The person is currently employed in the area
3. The person needs to live in the area to take up firmly committed employment
4. The person has close family living in the area (i.e. mother, father, daughter, son,sister, brother).
5. The person has been resident in the area for at least five of the last ten years.

This information has been taken from the Section 106 Agreement which is a planning condition.

111 unexpired years remaining (correct at the time of initial issue, 3 November 2026)
125 years from and including 1 February 2013
For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.

Monthly payment to the landlord:

Every month (in addition to your rent) you will pay:
Estate charge £0.00
Buildings insurance £14.97
Management fee £0.00
Reserve/sinking fund payment £3.16
Other service charges £16.44
LiveWest Management Charge £0.00

Total monthly payment excluding rent £34.57

(these are subject to change during the purchase process)
Total monthly payments will typically be reviewed on an annual basis.
For more information, see section 4, 'Service Charges', in the 'Key information about shared ownership' document.









Need a more complete picture? Get in touch with your local branch…

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Are you selling a property too? Call us to get a set of property details like these…