

Connells

Best Park
Cranbrook Exeter

Best Park
Cranbrook Exeter EX5 7AG

for sale
£260,000







Property Description

Situated on the sought-after Best Park development in Cranbrook, this stylish and well-maintained modern home has been tastefully updated by the current owners to create a bright and welcoming living environment.

The ground floor offers a spacious open-plan layout, perfectly designed for modern living. The contemporary kitchen flows effortlessly into the living and dining areas, creating a fantastic social space for both everyday family life and entertaining. The ground floor also benefits from a convenient cloakroom/W.C. and useful fitted storage.

To the first floor, there are three bedrooms comprising a generous double bedroom and two well-proportioned single bedrooms, making the property ideal for families, those working from home, or anyone requiring additional guest accommodation. A modern family bathroom fitted with a stylish suite serves the first-floor accommodation.

Externally, the property enjoys an attractive corner plot position with an enclosed rear garden benefiting from fenced boundaries for privacy and security. The garden offers a combination of ample lawn space and patio seating areas, providing the perfect setting for outdoor dining, entertaining and family enjoyment.

Offering stylish accommodation throughout and positioned within a popular residential location close to local amenities, schools and transport links, this superb home represents an excellent opportunity for first-time buyers and young families alike.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Heating is provided by District E-On system.

Entrance Hall

Stairs to First Floor.

Downstairs WC

Double glazed front aspect window, low level toilet, wash hand basin.

Living Room

Double glazed rear aspect window and door, under stairs storage, wall mounted radiator.

Kitchen

Open plan room with wall and base units, breakfast bar style work surface, oven and hob with extractor over, sink unit, space for washing machine, dish washer and fridge freezer.

Bedroom 1

Two double glazed front aspect window, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Bath, mains shower, low level toilet, wash hand basin.

Rear Garden

Lawn, patio area, hard standing for shed/greenhouse.

Parking

One off-road parking space.







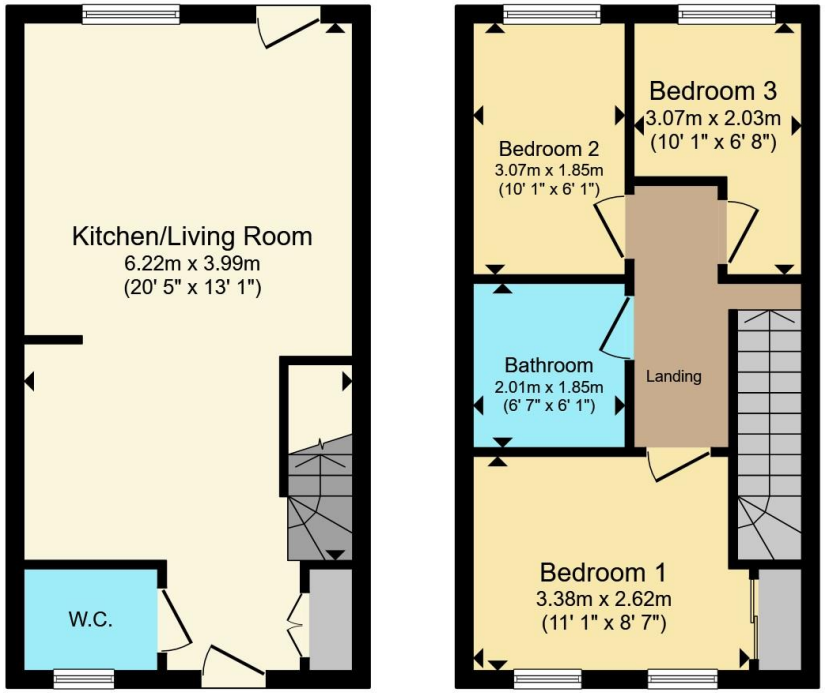












Ground Floor **First Floor**

Total floor area 63.2 m² (680 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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8-9 South Street
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EPC Rating: C

Council Tax Band: B

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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