

3 Double Bedrooms

Welcome to the market this unique opportunity to purchase a period property full of character, combined with fantastic local amenities being situated just off sought-after and developing town of Cranbrook. Come and take a look!

2 Treasbeare Cottages | Exeter | EX5 2DY

complete.

thoroughly good property agents

PROPERTY TYPE
Semi-Detached House

SIZE
1,065 sq ft

LOCATION
Town

AGE
Edwardian (1901 - 1910)

BEDROOMS
3

RECEPTION ROOMS
1

BATHROOMS
1

WARMTH
Electric Central Heating

PARKING
Off Road Parking

OUTSIDE SPACE
Garden, Large Garden

EPC RATING
40 E

COUNCIL TAX BAND
C



in a nutshell...

- Semi Detached Family Home
- Large Driveway
- Kitchen Diner
- Opportunity For Investment
- NO ONWARD CHAIN
- Garden & Shed
- IDEAL FIRST HOME or INVESTMENT
- Local Town Centre & Supermarket
- Easy access to M5 & A30 & Rail Station




complete.


complete.


complete.

the details…

VIEWINGS TO BE BOOKED FOR THE WEEK COMMENCING 19TH OCTOBER

This 3 bedroom semi-detached cottage is situated down a private lane near the popular town of Cranbrook.

As you enter the property you will find a large entrance hall with space for coats and shoes. To the left of this hallway is the living room which is carpeted with a large window allowing light to penetrate and a wood burning fireplace for heating. Continuing down the hall you will arrive in the large kitchen diner with an electric oven, extraction hood, and space for a washing machine. Walking through the kitchen you will find a large boot room with an attached bathroom and a rear entrance.

Upstairs, the property consists of three carpeted bedrooms, two of which are comfortable double bedrooms and one large single bedroom.

To the front of the property there is parking for multiple vehicles on a large driveway and access into the rear garden can be found here also. The back garden consists of natural lawn, multiple storage sheds and a separate section for the purpose of growing vegetables. The garden is large and benefits from the sun all year round.

In the local area you will find the Cranbrook town centre with a local supermarket and other useful businesses as well as having great links to the M5, A30 and Exeter.



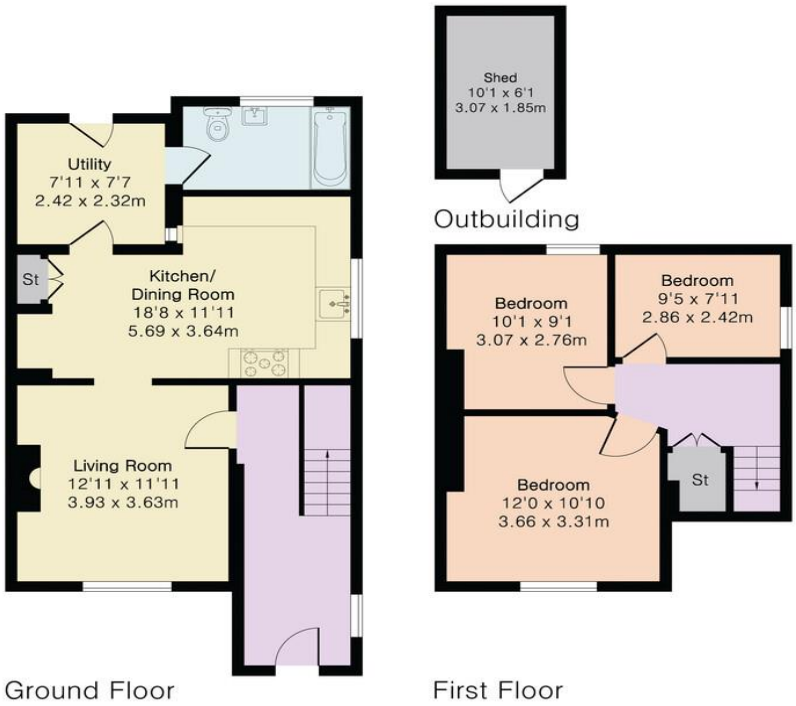
Bear in mind…

There is NO ONWARD CHAIN!



the floorplan...

Approximate Gross Internal Area 980 sq ft - 91 sq m
(Excluding Outbuilding)
Ground Floor Area 608 sq ft – 56 sq m
First Floor Area 372 sq ft – 35 sq m
Outbuilding Area 61 sq ft – 6 sq m



PINKPLAN

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complete.

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Please note…

Due to the location the property offers a fantastic combination of character features and modern living!



the location…

In the local area you will find the Cranbrook town centre with a local supermarket and other useful businesses as well as having great links to the M5, A30 and Exeter.

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.

Please note that payment of the AML verification fee does not guarantee that a transaction will proceed and does not form part of our estate agency commission.









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