



First Floor Apartment

Welcome to the market this first floor apartment, overlooking Hayes Square with a sunny balcony. Well presented throughout, with an open plan dual aspect living dining Room, a modern Kitchen, double bedroom & bathroom. Allocated Parking space & storage shed. Ideal first home or buy to let.

134 YOUNGHAYES ROAD | EXETER | EX5 7DU





PROPERTY TYPE

First Floor Apartment



SIZE

484 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Heating
System



PARKING

Allocated Parking



OUTSIDE SPACE

Balcony, Parking, Bin
Store, Bike Shed



EPC RATING

TBC



COUNCIL TAX BAND

A



in a nutshell...

- 1 Double Bedroom
- Family Bathroom
- Open Plan Living Dining Area
- Great Size Kitchen
- Overlooking Hayes Square Green Space
- Allocated Parking
- Excellent Transport Links
- Easy access to M5, A30 and Exeter
- NO ONWARD CHAIN





the details...

A beautifully presented one double bedroom apartment with a sunny balcony overlooking Hayes Square Park, allocated parking and excellent transport links.

Situated in the sought-after town of Cranbrook, this modern first-floor apartment offers bright, well-planned accommodation, making it an ideal purchase for first-time buyers, investors or those looking to downsize.

The welcoming entrance hallway provides access to a useful storage cupboard, which houses the heat interface unit, helping to keep the living space clutter-free. The spacious open-plan living and dining area is flooded with natural light and opens directly onto a sunny private balcony, enjoying pleasant views across Hayes Square Park – the perfect spot to relax with a morning coffee or unwind at the end of the day.

The contemporary kitchen is well-equipped with an electric oven, electric hob and cooker hood, all included as fitted fixtures. There is also the option for the purchaser to acquire the freestanding slimline dishwasher, freestanding fridge freezer and washing machine by separate negotiation, allowing for a convenient move-in experience.

The generous double bedroom provides comfortable accommodation, while the modern family bathroom is fitted with a white suite and includes a shower.

Externally, the property benefits from a numbered allocated parking space to the rear of the building, together with access to the communal bin store and secure bike shed.

Perfectly positioned for commuters, the apartment enjoys excellent access to local bus stops and Cranbrook railway station, providing regular services to Exeter, Honiton and beyond. The town itself offers a growing range of amenities, including supermarkets, cafés, schools, a medical centre, pharmacy and attractive green spaces, making it a popular choice for a wide range of buyers.

This superb apartment combines modern, low-maintenance living with a convenient location and excellent transport connections. Early viewing is highly recommended.

First Port Property Management company.

125 years lease from 1 January 2013
112 years remaining
£300 Ground Rent per annum
Service charge £160.00 per month (subject to change)

Council Tax Band A
Tenure: Leasehold

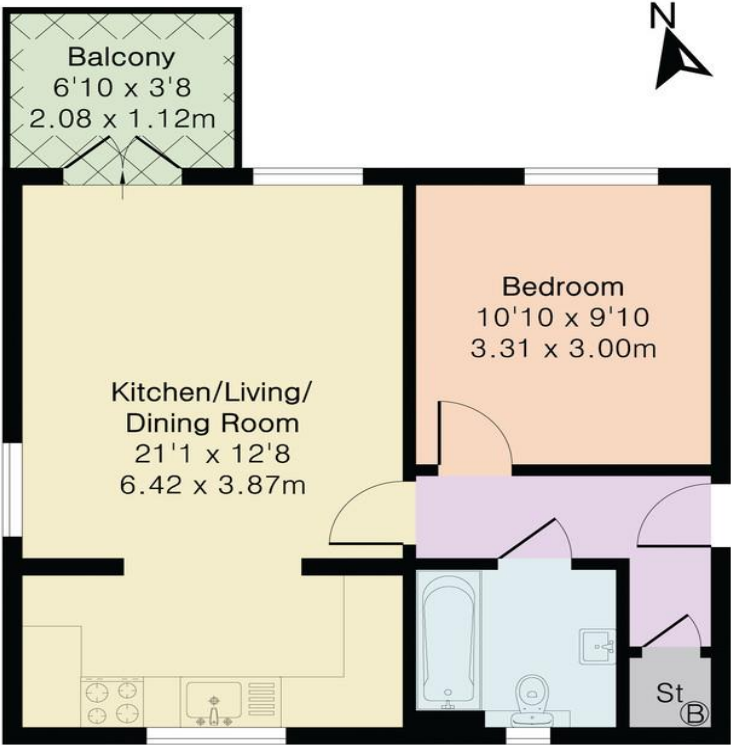


what the owner loves most...

“the property has been a great home in a lovely area, it’s so convenient for travel and work in the area”



Approximate Gross Internal Area 484 sq ft - 45 sq m



Second Floor Flat



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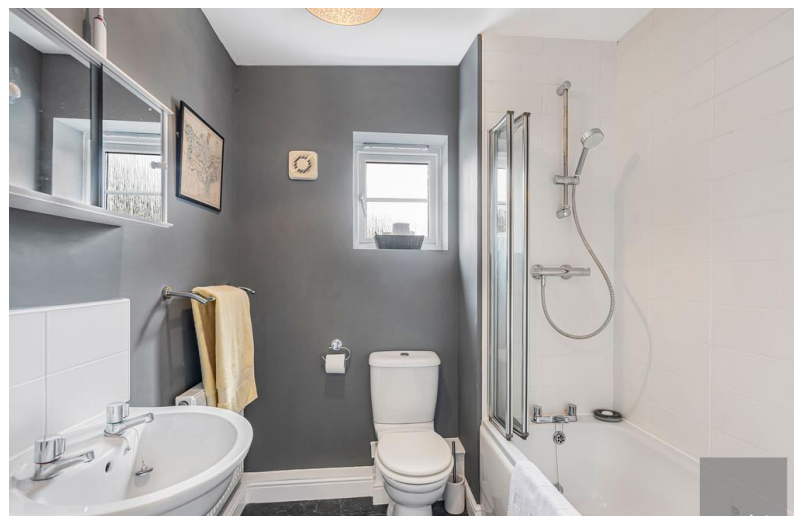
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bear in mind...

The property is being sold with NO ONWARD CHAIN





complete.

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