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*30 Post Coach Way, Cranbrook, Devon, EX5 7BS*



SOUTHGATE  
ESTATES

£330,000

*Offers Over*





## *30 Post Coach Way*

A well-presented three bedroom detached house located in a tucked away position, in the popular area of Cranbrook. The property offers an enclosed garden to the rear, with a garage and parking space behind. The internal accommodation briefly consists of an entrance hallway leading to a downstairs cloakroom and living room, with a door to the kitchen diner. Upstairs are the three bedrooms, with an en suite shower room to the master, and the main family bathroom.

The area of Cranbrook itself offers a number of amenities on the doorstep, including various convenience stores, a selection of parks and walks, various primary and secondary schools, plus Cranbrook train station. The Jack in the Green Inn is also nearby, a popular gastropub with locally sourced food, as well as the Cranberry Farm pub. Cranbrook is well-placed for access to both the A30 and M5 for commuting.



*Ground Floor* The front door opens to the entrance hallway which provides access to both the living room and convenient downstairs cloakroom, as well as stairs rising to the first floor. The living room is a well-proportioned reception room enjoying a window to the rear aspect and French doors opening directly out to the rear garden. A door leads into the kitchen diner which is a lovely open-plan space with windows to both the front and rear aspects allowing ample natural light to the room. The kitchen area contains a range of matching wall and base units with fitted worktops, a matching upstand and a ceramic sink and drainer with a mixer tap over. Appliances include an eye-level oven and a microwave, a separate electric hob with an extractor hood over, a dishwasher, washing machine and a fridge freezer. There is also ample space for a dining table and chairs, and a built-in cupboard is situated under the stairwell.



*First Floor* Stairs rise to the first floor which accommodates the three bedrooms and the bath/shower rooms. The master bedroom is a spacious double room with the advantage of a double mirrored wardrobe and a window to the rear aspect with a pleasant view overlooking the garden. A door leads to the en suite shower room which incorporates a close-coupled WC, a pedestal wash basin, a shower cubicle and a frosted window to the front aspect. The second bedroom is a further double room, also benefitting from a built-in wardrobe and a window to the rear aspect. The main family bathroom comprises a close-coupled WC, a pedestal wash basin, a bath with a mixer tap over and a frosted window to the rear aspect. Lastly, the third bedroom is a single room currently set up as an office, with a built-in wardrobe and desk, plus a window to the front aspect.

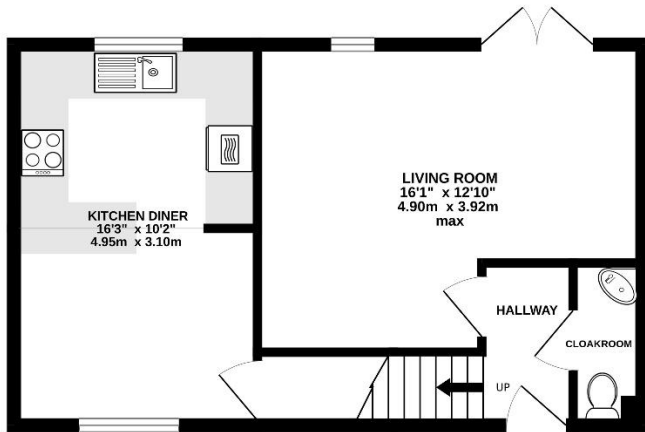
*Garden, Garage & Parking* Doors open to the attractive enclosed rear garden which provides a patio area leading out from the living room, offering an ideal space for outdoor seating and dining. Paths lead around the perimeter of the garden with flowerbed borders stocked with a variety of mature plants and shrubs. There is also a central lawn, a gate allowing side access, and a side door to the garage. The garage is serviced by power and lighting and includes an up-and-over door to the front leading to the off-road parking.

*Property Information* Tenure: Freehold. Council tax band: D.

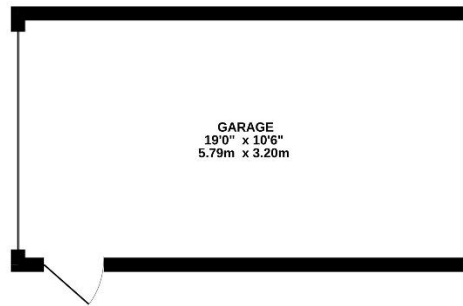
- *3 Bedrooms*
- *Detached House*
- *Enclosed Garden*
- *Garage & Parking*
- *Well-Presented*
- *Ideal Location*



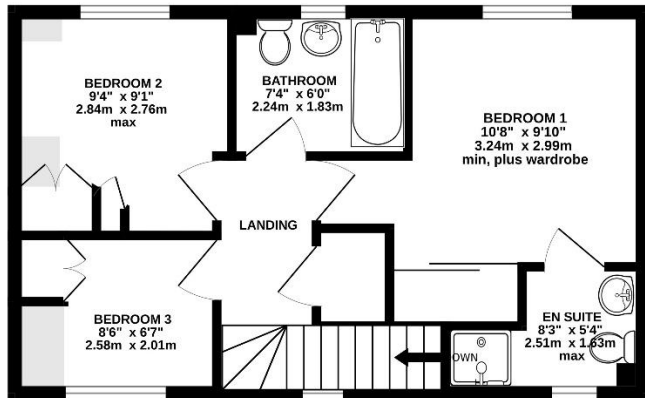
GROUND FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



GARAGE  
199 sq.ft. (18.5 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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SOUTHGATE

ESTATES

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