



Shared Ownership Property 50%

CHECK OUT this modern Semi-Detached HOME. 50% Shared Ownership. Kitchen Dining Room, Living Room, 2 Bedrooms, Bathroom & Cloakroom. Garden & Off-Road Parking

3 Three Corner Field | Exeter | EX5 7DH





PROPERTY TYPE

Semi-Detached House



SIZE

801 sq ft



LOCATION

TOWN



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTh

EON ELECTRIC DISTRICT HEATING



PARKING

Off Road Parking, Allocated Parking



OUTSIDE SPACE

Garden



EPC RATING

80 (C)



COUNCIL TAX BAND

C



in a nutshell...

- Semi Detached HOME
- 2 Bedrooms
- Kitchen Dining Room
- Living Room overlooking the Garden
- Rear Garden & Decking
- HOT TUB !
- Off Road Parking
- Local schools, shops & amenities
- Easy access to Train Station & M5





the details...

Check out this fabulous, modern, shared ownership, semi-detached property, with two double bedrooms, an enclosed rear garden and parking, in the ever-evolving new town of Cranbrook, close to the shops and amenities, and with excellent road and rail links to the city of Exeter.

Inside, it is well-presented with stylish decor throughout, and it feels warm and welcoming with community central heating and double-glazing.

The accommodation briefly comprises, on the ground floor, an entrance hallway with a convenient cloakroom containing a WC and basin, and a storage area beneath the staircase to the first floor, a good-sized kitchen/dining room with plenty of room for a table and seating, ideal for any occasion, and a modern fitted kitchen that has plenty of worktop and cupboard space, a fan-oven, electric hob, floor space for an upright fridge/freezer, and space with plumbing for a washing machine, and a living room with a window and half-glazed door to the rear garden.

Upstairs, there are two excellent double bedrooms, one with a built-in cupboard above the stairs, and a family bathroom containing a bath with a shower over, a WC and a basin.

Outside, the rear garden is a reasonable size and is fully enclosed making it safe for children and pets. Great for entertaining, there is a terrace of decking and paving, wiring for a hot tub, a timber shed for storage, and a gate providing alternative access. At the front, there is an outside tap for convenience, and at the side of the property a tarmac driveway with space for two cars.

Tenure: Leasehold

Council Tax Band: C £2142.48

Share Purchase Price and Rent Examples:

The share purchase price is calculated using the full market value and the percentage share purchased.

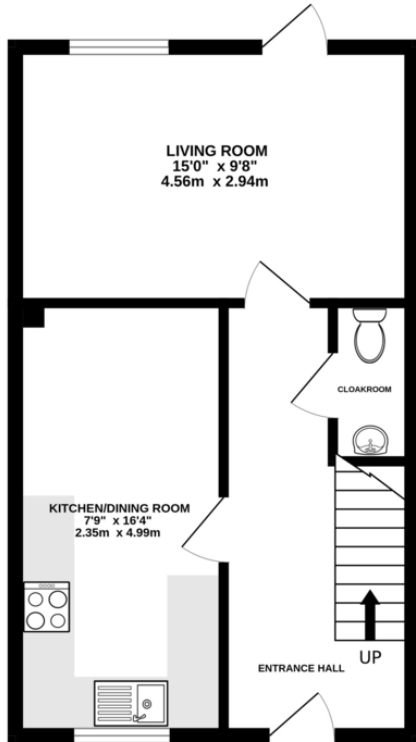
If you buy a 50% share, the share purchase price will be £122,500 and the rent will be £246.58 a month.

All figures are subject to change.

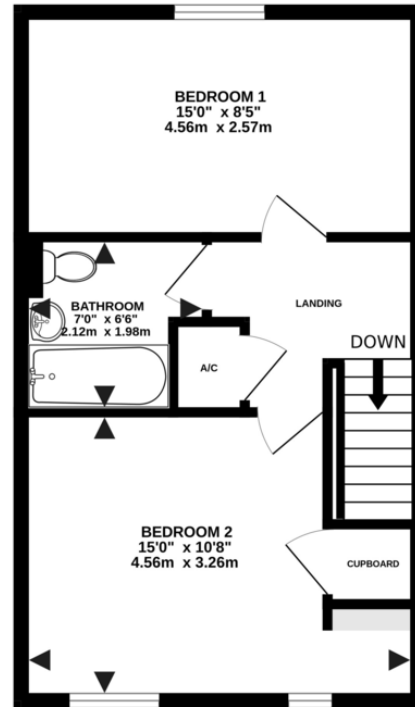


the floorplan...

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.4 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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bear in mind...

Lovely location set away from the main town centre,
but close to local shops, school, bus route, train station
and local country park



the location...

The popular new town known as Cranbrook is located on the outskirts of the historic city of Exeter, East Devon. Cranbrook has excellent commuting links with Exeter Airport and the M5 Motorway is only a short drive away. Cranbrook also has the benefit of its own railway station just a 10 minute walk away connecting to the city centre and London.

As Cranbrook grows so do the facilities, already having a thriving community with the Younghayes centre at its heart.

There are local shops along with a doctor's surgery, pharmacy and a highly regarded primary school & secondary education campus. There is also a new developing Town Centre and Supermarket.

Shopping

Co-op & Post Office
Supermarket TBC
Honiton Town
Exeter City

Relaxing

Beach: Exmouth & Sidmouth
Park & Swings: Hayes Square & Badger Way

Travel

Bus stop: Younghayes Road
Train station: Cranbrook
Main travel link: M5 & A30
Airport: Exeter

Schools

St Martins Primary School:
Cranbrook Education Campus:

Please check Google maps for exact distances and travel times. [Property postcode: EX5 7DH](#)



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

Tel [01392 422500](tel:01392422500)
Email exeter@completeproperty.co.uk
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Complete
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Cranbrook
EX5 7DR

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