



## GROUND FLOOR Apartment

CHECK OUT this ground floor Apartment, overlooking Hayes Square with a sunny West facing balcony. Immaculately 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.

130 Younghaves Road | Exeter | EX5 7DU



thoroughly good property agents



PROPERTY TYPE

Ground Floor Flat



SIZE

517 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON Electric District Heating System



PARKING

Allocated Parking



OUTSIDE SPACE

Balcony



EPC RATING

78 (C)



COUNCIL TAX BAND

A



### in a nutshell...

- Sunny West facing Balcony
- Open Plan Living Dining
- Modern Kitchen area
- Double Bedroom
- IDEAL FIRST HOME or INVESTMENT
- Off road allocated Parking
- External Storage area
- Close to Town Centre
- Close to shops & rail station



## the details...

CHECK out this GROUND FLOOR Apartment, located in central Cranbrook, just a short distance away from the local shops, CO-OP/Post office, bus stop and railway station, surrounded by the local Country Park.

An ideal First Time Home or Buy to Let rental Investment. To the rear of the property is an allocated off road parking space with external storage shed too.

The communal Entrance Hall leads to the ground floor Apartment. Through the front door is the hallway with storage cupboard and doors here lead to the Bathroom, Bedroom and Living space. The dual aspect Open Plan Living & Dining Room has French doors that lead out to the sunny West facing Balcony, overlooking Hayes Square and Younghayes Road. The room has plenty of natural light and ample space for a dining table and chairs. Here you will find the Kitchen area, plenty of cupboards and work surfaces, space for a fridge/freezer, space for a washing machine and a cupboard space for a dishwasher. An electric oven, hob and cooker hood with a window overlooking the rear.

The double Bedroom has plenty of space. The Bathroom has a bath with shower, w.c, hand basin and tiled splashbacks.

A great opportunity to obtain this lovely Apartment with everything needed surrounding you and easy access to Exeter, the M5, A30 & Exeter Airport. Close by is the New Town Centre with Supermarket and local pub, just a short walk away.

Tenure: Leasehold (114 years remaining as of 2024)

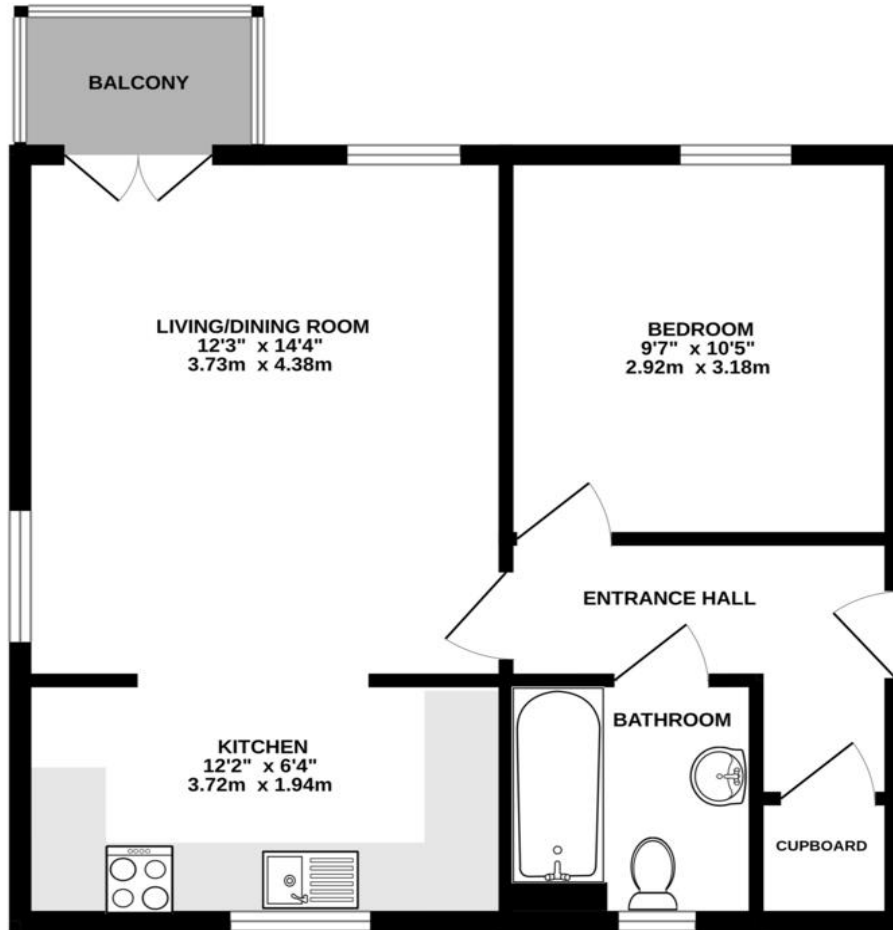
Current Service Charge £1260.67 per annum (subject to possible change)

Current Ground Rent £300 per annum (subject to possible change)

Council Tax: Band A



GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



1 BEDROOM APARTMENT

TOTAL FLOOR AREA : 517sq.ft. (48.0 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.  
Made with Metropix ©2024



## 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.

Please check Google maps for exact distances and travel times.

Property postcode: EX5 7DU



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under

any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



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

Tel [01392 422500](tel:01392422500)  
Email [exeter@completeproperty.co.uk](mailto:exeter@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

Complete  
141 Younghayes Rd  
Cranbrook  
EX5 7DR

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &  
new homes

signature  
homes

complete.