



## Ground Floor Maisonette

CHECK OUT this modern Ground Floor Maisonette. Own Private Garden & shared rear Garden. Allocated off road Parking. Open Plan Living Room & Kitchen. Double Bedroom, Bathroom, storage. Great location. Plenty of natural light. Well presented. Own Private Access.

32 St Michaels Way | Exeter | EX5 7DD





PROPERTY TYPE

Ground Floor Maisonette



SIZE

472 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Heating System



PARKING

Allocated Parking



OUTSIDE SPACE

Communal Garden,  
Garden, Patio



EPC RATING

80 (C)



COUNCIL TAX BAND

A



### in a nutshell...

- Own Private Garden
- Shared rear Garden
- Allocated off road Parking
- 1 Double Bedroom
- Open Plan Living
- Modern Kitchen area
- Plenty of natural light & space
- Convenient Location
- Close to shops, public transport & country park.
- Leasehold



## the details...

A fabulous, modern ground floor maisonette with one bedroom, a shared garden and allocated parking in the town of Cranbrook with excellent road and rail links to the city of Exeter.

A path leads to the doorstep sheltered beneath a storm porch beside a front garden with a lawn, hardy shrubs and a small hedge. Inside, the property is a good size, well-presented with neutral decor throughout and feels warm and welcoming with community central heating and double glazing.

The entrance hallway is carpeted and has a large store cupboard on one side, containing the heat exchanger for the community central heating and hot water system.

A light and airy, open plan kitchen/living room has plenty of light from French doors and windows to the rear garden. The living area is carpeted and flows through a wide opening into the kitchen area which has a durable oak-effect vinyl floor, plenty of granite-effect worktop space and a range of white fitted base, drawer and wall units providing ample cupboard space. There is a built-in fan-oven with a ceramic hob, a glass splashback and a stainless-steel extractor hood above, a stainless-steel one and a half-bowl sink with a mixer tap beneath the window, and an integrated fridge/freezer and washing machine.

The bedroom is a spacious double with plenty of light from a window to the front. The bathroom has a durable wood-effect vinyl floor and part-tiled walls, containing a white suite comprising a bath with a shower and glass screen above, a hidden-cistern WC, a pedestal basin and a heated towel rail. There is also a large cupboard providing plentiful additional storage space.

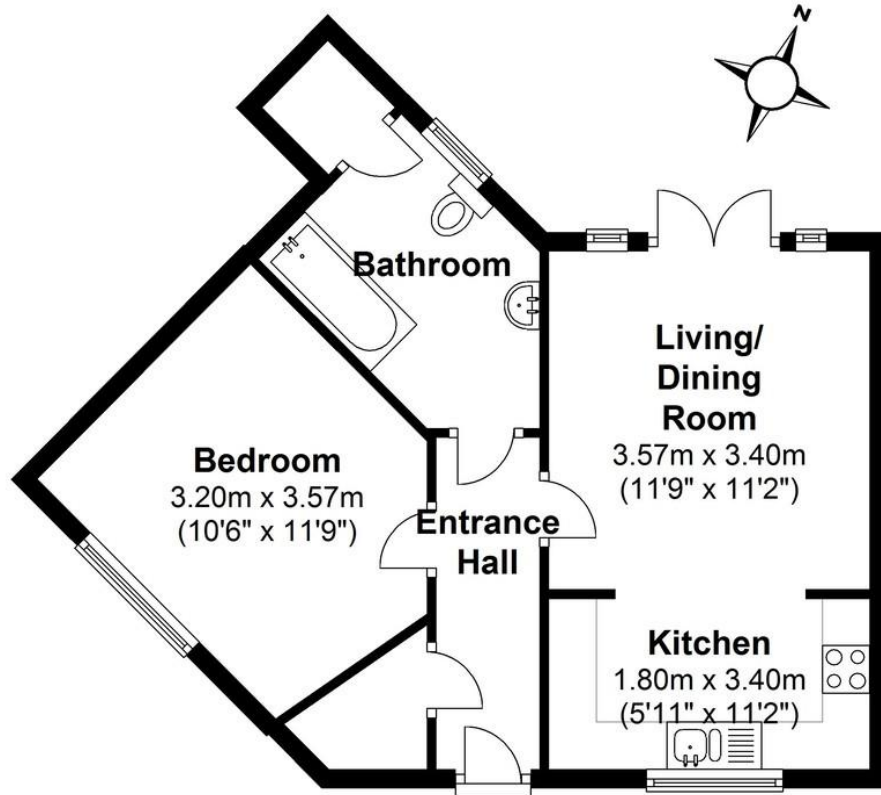
Outside, French doors open into the enclosed garden, shared with the upstairs apartment, which is low maintenance with a paved patio, an area of hardstanding and decorative gravel; ideal for airing the laundry or even for a summer barbecue with family and friends. A gate to the side provides access to a rear parking area where there is one allocated space, and more parking is available on-road if required.

Tenure: Leasehold  
Council Tax Band A



## Ground Floor

Approx. 43.9 sq. metres (472.0 sq. feet)



Total area: approx. 43.9 sq. metres (472.0 sq. feet)

## 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

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

Tel 01392 422500  
Email [exeter@completeproperty.co.uk](mailto:exeter@completeproperty.co.uk)  
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Complete  
141 Younghayes Rd  
Cranbrook  
EX5 7DR

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