

217 Younghayes Road, Cranbrook, Exeter, Devon

Prime Location: Enjoy the convenience of living just a 4-minute walk from Cranbrook centre, with its array of shops, cafes, and amenities. | Modern Comforts: This recently decorated home features a spacious living room, a contemporary kitchen with garden views, and two generous double bedrooms. | Outdoor Space: Benefit from a fully fenced rear garden, ideal for outdoor activities, plus an allocated parking space with rear access for added convenience.

Asking Price: **£1,095** Per calendar month



DESCRIPTION

Welcome to your new home! This modern and inviting, recently decorated, unfurnished property offers a perfect blend of comfort and convenience in a popular residential location, just a 4-minute walk from Cranbrook centre with its local shops, cafes, and amenities. Located half a mile from Cranbrook railway station where it's a 10 minute train journey to Exeter Central station. It's also a quick 3 miles to the M5 motorway, and only 2.5 miles from the airport, making travel and commuting a breeze.

Don't miss the opportunity to make this warm and welcoming house your home!

Lounge

3.35m increasing to 4.14m into the bay window x 3.9m max

A bright room having uPVC double glazed windows to a large square bay frontage. Contemporary style wall mounted electric fire, double radiator, central heating thermostat, door to cloakroom.

Open plan understairs storage area. TV and telephone point, open plan staircase to first floor. Walkway through to the kitchen/breakfast room.



Kitchen

3.91m x 3.1m max

The open-plan living area features uPVC double-glazed windows with an easterly view of the rear garden and French doors leading to the patio and garden, seamlessly blending indoor and outdoor living. The kitchen has stylish white farmhouse-style units with roll-edged granite-effect countertops and matching splashbacks. The space includes a sleek stainless steel sink with a mixer tap, base cupboards and drawers, and eye-level shelved storage. Modern integrated appliances include a Hotpoint electric oven, a four-ring hob with a chic glass splashback, a stainless steel extractor hood with lighting, an integrated fridge and freezer, and a washing machine, all cleverly concealed behind matching doors. Additional features include a wall-mounted eon heat exchanger with matching cupboard door, recessed ceiling spotlights, and slate tile-effect flooring. There's also space for a cosy dining or breakfast table, making this kitchen a perfect blend of functionality and style.

Cloakroom

Fitted with a suite with a low level WC and wash hand basin.

Bedroom 1

3.25m x 2.46m increasing to 2.92m into door recess

The bedroom features uPVC double-glazed windows with easterly views over the rear garden. It also includes a spacious built-in wardrobe cleverly situated over the stairwell, providing ample storage space.



Bedroom 2

3.91m x 2.03m

With UPVC double glazed windows with westerly views over the front garden.

Bathroom

The bathroom features a sleek, modern white suite including a panelled bath with hand grips, a mixer tap, and a fitted shower with a glazed screen. It also includes a pedestal washbasin and a concealed cistern toilet. The walls are half-tiled, with full tiling around the bath and shower. Additional amenities include a shaver point, a handy shelf, a towel radiator, an extractor fan, and recessed spotlights for perfect lighting.

Outside

The front garden with its low boundary wall and railings lined with shrubs invites you to the covered front door. At the rear, a cosy patio, accessed through uPVC double glazed French doors from the kitchen/breakfast room, opens to the lawned garden. Surrounded by a by high timber fencing, the garden offers privacy and security. A pathway runs the length of the garden to a timber gate for easy rear access. Plus, there's a dedicated off-street parking space just behind the property.

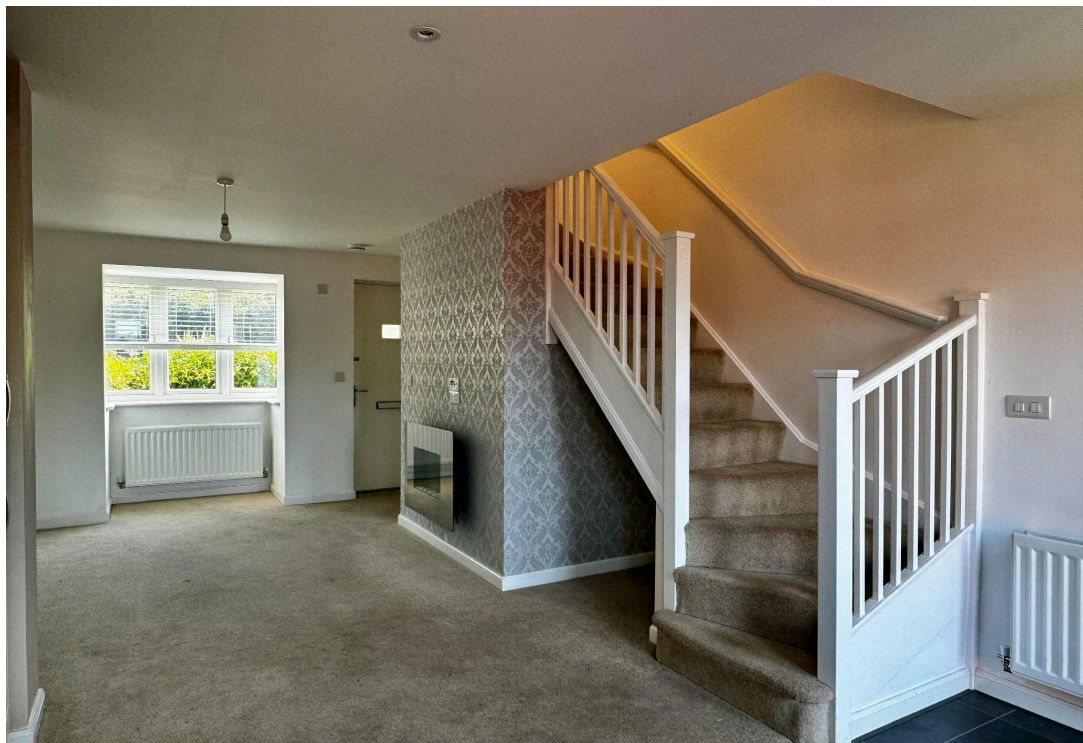
Letting

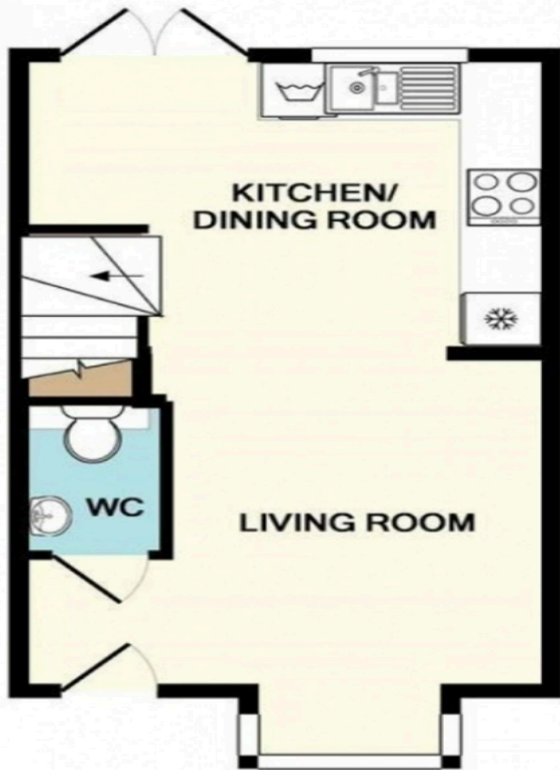
This unfurnished home is available immediately on an assured shorthold tenancy for 6 months. The rent is £1,095 per calendar month exclusive of all charges. The deposit of £1,263 is returnable at the end of the tenancy subject to any deductions.

Holding Deposit and Tenant Fees

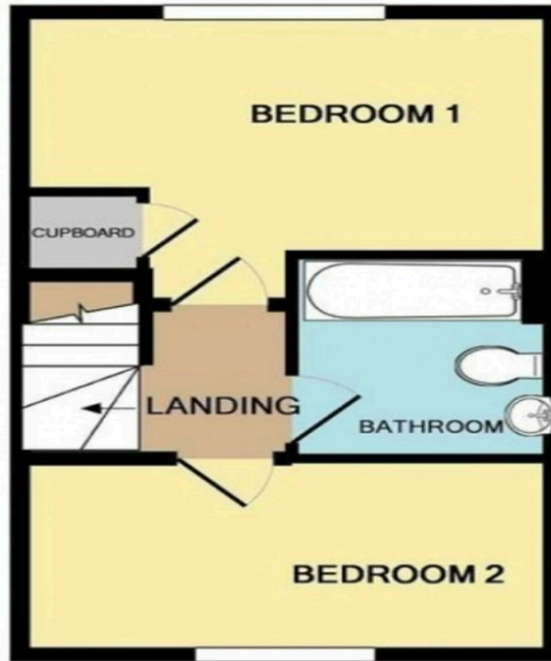
To secure this property, a holding deposit of £250 is required. Please note, this deposit may be forfeited if any relevant person (including guarantors) withdraws from the tenancy, fails a Right-to-Rent check, provides significantly false information, or does not sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days, or any other agreed deadline. For full details of all tenant fees, please see the Scale of Tenant Fees on Hartland's website, at our office, or request a copy directly. If you have any questions before scheduling a viewing, feel free to contact our letting office.







GROUND FLOOR



1ST FLOOR

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | 93 |
| (81-91) B | | 78 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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OPENING HOURS

Mon - Fri 7am -7pm and Sat 7am - 4pm and
Sun 8am -12pm

