



Modern 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. Local Shops, Schools, Public Transport.

4 Mavfield Way | Exeter | EX5 7BF



thoroughly good property agents



PROPERTY TYPE

Ground Floor Maisonette



SIZE

487 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Heating System.



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

78 C



COUNCIL TAX BAND

A



in a nutshell...

- 1 Double Bedroom
- Living Room overlooking Garden
- Modern Kitchen Area
- Spacious Bathroom
- Off Road Parking
- Shared Rear Garden / Patio
- Plenty of space & natural light
- Leasehold
- Ideal First Time Home





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, plenty of worktop space and a range of 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.

Service Charge (EPA) £1,540.14 - - subject to change
Ground Rent (EPA) £191.29 - subject to change

Tenure: Leasehold
Council Tax Band A

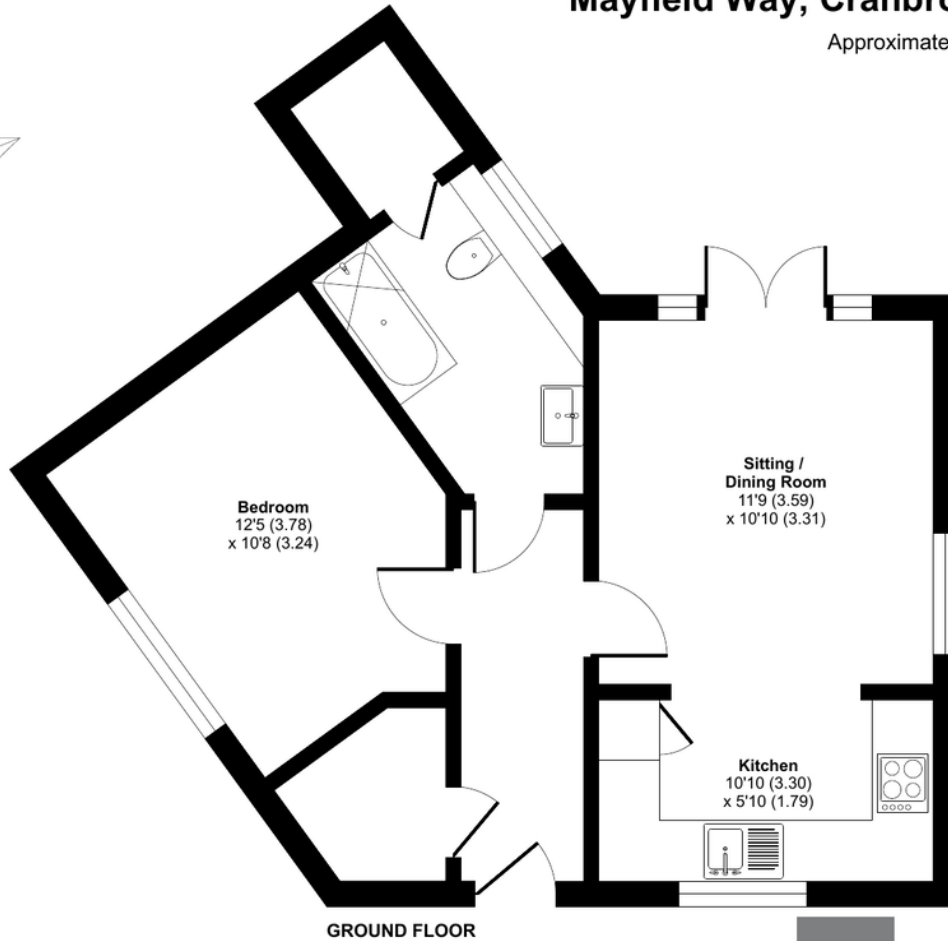


the floorplan...

Mayfield Way, Cranbrook, Exeter, EX5

Approximate Area = 487 sq ft / 45.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1181180



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the location...

The popular new town known as Cranbrook is located on the outskirts of the historic city of Exeter. 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. 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.

Shopping

Late night pint of milk: Co-op

Town centre:

Supermarket: Morrisons

Relaxing

Beach: Exmouth

Park: Hayes Square / Country Park & localised play areas

Travel

Bus stop: Yonder Acre Way

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 7GA**





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

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