



Second Floor Apartment

CHECK OUT this purpose built, second floor Apartment in Cranbrook. This property is well presented throughout with an open plan Living Room/Dining Room with French doors opening onto a Juliet Balcony, a kitchen, Double Bedroom and Bathroom as well as allocated Off-Road Parking Space. Ideal FIRST HOME or BUY TO LET.

57 Cherry Tree House | Cranbrook | EX5 7DR





PROPERTY TYPE

Apartment



SIZE

440 sq ft



LOCATION

Exeter



AGE

Modern



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE



EPC RATING

79C



COUNCIL TAX BAND

A



in a nutshell...

- Open Plan Sitting Room/Dining Room
- Kitchen
- Double Bedroom
- Bathroom
- IDEAL FIRST HOME or INVESTMENT
- Allocated Off-Road Parking
- Juliet Balcony
- Excellent Travel Links to Exeter
- Easy access to M5 and A30



the details...

CHECK OUT this second floor Apartment, located in Cranbrook, just a short distance away from the local shops, CO-OP/Post office, bus stop and railway station and the local Country Park. An ideal First Time Home or Buy to Let rental Investment.

The front door leads into the Hallway with a generous built in storage cupboard and plenty of space to store your shoes and coats. A door on your left leads you into the modern Bathroom with a tiled bath with shower over, wash basin and WC. The double Bedroom can be found on your right and benefits from a built-in wardrobe and a window overlooking the front.

The open plan Sitting Room/Dining Room is spacious with French doors that lead out to a Juliet Balcony allowing plenty of natural light into the room. A door leading from the Sitting Room loosely separates the Kitchen which has plenty of cupboards and work surfaces, space for a fridge/freezer, washing machine and tumbler drier and an integrated electric oven, ceramic hob and an extractor fan.

Outside the property is an allocated off road parking space.

CHECK OUT this fantastic opportunity to obtain a lovely Apartment with easy access to Exeter city, the M5, A30 & Exeter Airport

Tenure - Leasehold (111 years remaining as of 2025)
Current Service Charge £126.33 per month (subject to possible change)
Current Ground Rent is £253.60 per year. This is set for a 10-year period from 1st January 2022.
It is reviewed and increased by the Retail Price Index as calculated by HMRC, at the end of each 10-year period.

Council Tax Band A

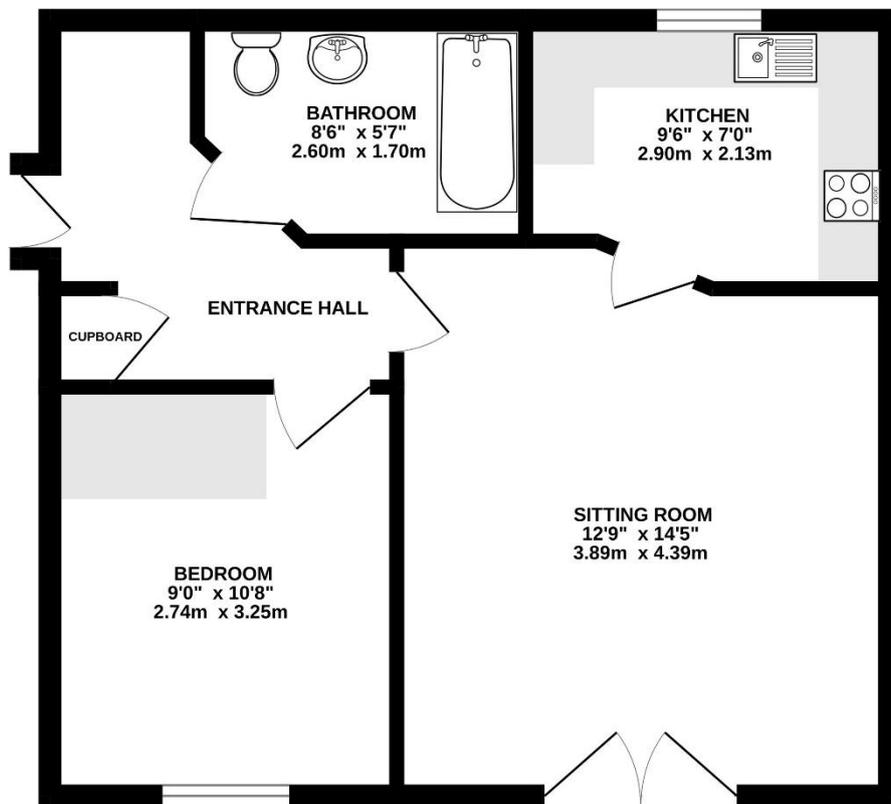


what the owner loves most...

The high ceilings and the fact that there are no apartments above or either side.



the floorplan...



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 ©2025

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.



bear in mind...

There is no elevator in the building.

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 highly regarded primary and secondary schools and a new town centre, shops and Morrisons supermarket.

Shopping:

Late Night Pint of Milk – Coop (0.2 miles)
Town Centre (1 mile)
Supermarket – Morrisons (1 mile)

Relaxing:

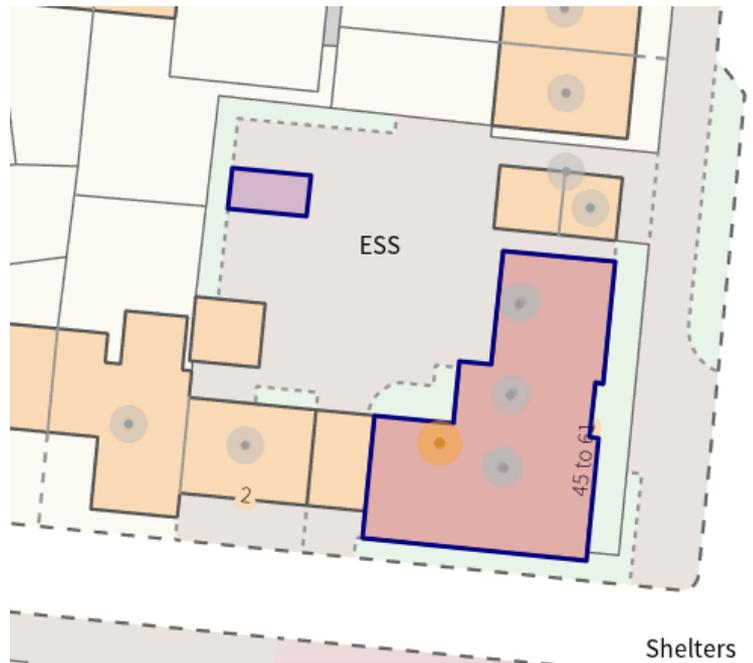
Beach – Exmouth (12.2 miles)
Country Park

Travel:

Bus Stop – Three Corner Field (46 ft)
Train Station – Cranbrook (0.6 miles)
Main Travel Link – M5
Airport – Exeter (1.4 miles)

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7DR**



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

Tel **01392 422500**
Email **exeter@completeproperty.co.uk**
Web **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.