



A modern, one bedroom ground floor maisonette with a shared garden and allocated parking, located in Cranbrook.

32 St. Michaels Way | Cranbrook | EX5 7DD





PROPERTY TYPE

Ground Floor Maisonette



SIZE

472 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District heating system



PARKING

Allocated parking



OUTSIDE SPACE

Shared garden



EPC RATING

85 (B)



COUNCIL TAX BAND

A



### in a nutshell...

- Open plan kitchen/living room
- Modern fitted kitchen
- Storage cupboard
- Ideal first time buy/investment
- Excellent road and rail links
- Allocated parking
- Shared garden



## 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.

Lease details -

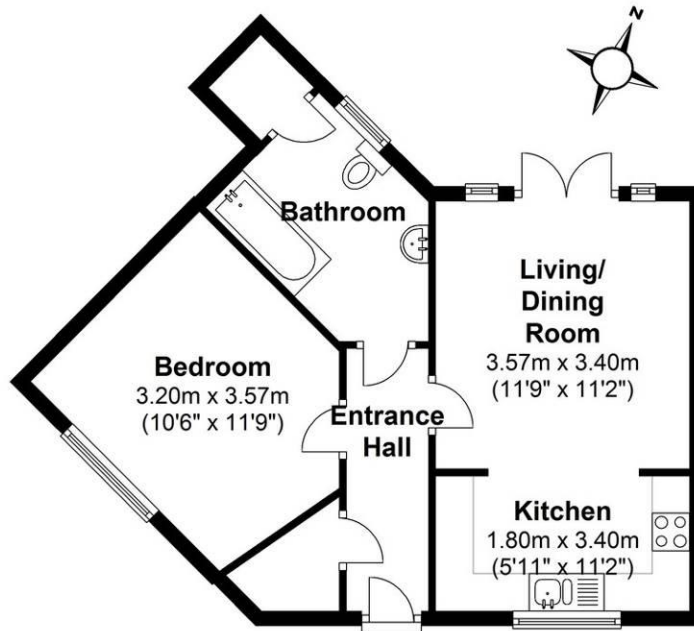
Annual Ground Rent £140.11

Annual service charge to include building insurance £1,107.71



## 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. 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, a country park, a pharmacy and a highly regarded primary school.

## Shopping

Late night pint of milk: Co-op 0.3 mile  
Town centre: Cranbrook 0.3 mile  
Supermarket: Sainsbury's 4.2 miles  
Exeter: 6.1 miles

## Relaxing

Beach: Exmouth 11.9 miles  
Park: 0.2 mile  
Country park: 2-minute walk

## Travel

Bus stop: Younghayes Road approx. 350 ft  
Train station: Cranbrook 0.5 mile  
Main travel link: M5 3.3 miles  
Airport: Exeter 2.5 miles

## Schools

St Martin's Primary School: 0.3 mile  
Cranbrook Education Campus: 1 mile



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 you to details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent 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.

## how to get there...

From our Cranbrook office, continue on Younghayes Road toward the Younghayes Centre. Turn right onto St Michaels Way. The property can be found on the right hand side, towards the end of the road.

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7DD**

Complete  
141 Younghayes Rd  
Cranbrook  
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**

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.**