



£215,000

Stockham Lane, Cranbrook, Exeter

End of Terrace | 2 Bedrooms | 1 Bathroom

Landline:- 01392 469333



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# Step Inside

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## Key Features

- End Terrace Home
- Two Double Bedrooms
- Open Plan Living
- Fully Enclosed Garden
- Off Road Parking
- Well Presented Throughout
- Close Proximity to the Country Park
- Close Proximity To Excellent Transport Links, Schools & Amenities
- Complete Upper Chain

## Property Description

\* TWO DOUBLE BEDROOMS \* END TERRACE \* OPEN PLAN LIVING \* PARKING SPACES \* IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY \* GREAT LOCATION \* WELL PRESENTED THROUGHOUT \* COMPLETE UPPER CHAIN \*

## Main Particulars

A well presented and modern two bedroom home built by the popular developer Persimmon, in the thriving community of Cranbrook. The property offers off road parking and is only a short distance to the local country park and new Town Centre, together with convenient access to excellent road and rail links.

Modern living at its best, the open plan kitchen, dining, living room is bright and ideal for the way we live today. The ground floor is completely open plan, with a modern fitted kitchen with a lovely breakfast bar area overlooking the front. The ground floor also benefits from a convenient large downstairs cupboard.

The living area, with ample room, has French doors that lead out to and overlook the rear garden.

Upstairs, there are two nicely-proportioned double bedrooms, overlooking front and rear aspects and a nice family-sized stylish modern bathroom.

Outside, the rear garden is fully enclosed, making this a safe space for children and pets. There is a fitted canopy over a decking area, leading out from the French doors, ideal for alfresco dining or family barbecues and a faux grass centerpiece. This well presented home benefits from electric district heating provided by EON and feels warm and cosy throughout with plenty of natural light.

Viewing highly recommended!

Cranbrook is a popular residential area with easy access to public transport and major transport links including the M5, A30, Exeter International Airport, Sowton Industrial Estate, the Met Office and Cranbrook train station which has a direct train to Exeter and London Waterloo. The property is conveniently located to the St Martin's C of E Primary and Nursery School, Cranbrook Education Campus, Cranberry Farm Public House, the Country Park, local shop and new supermarket.

Council Tax Band: B

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

**Kitchen/Dining/Living Room** w: 3.69m x l: 6.74m (w: 12' 1" x l: 22' 1")

**Bedroom 1** w: 3.69m x l: 2.37m (w: 12' 1" x l: 7' 9")

**Bedroom 2** w: 3.11m x l: 2.34m (w: 10' 2" x l: 7' 8")

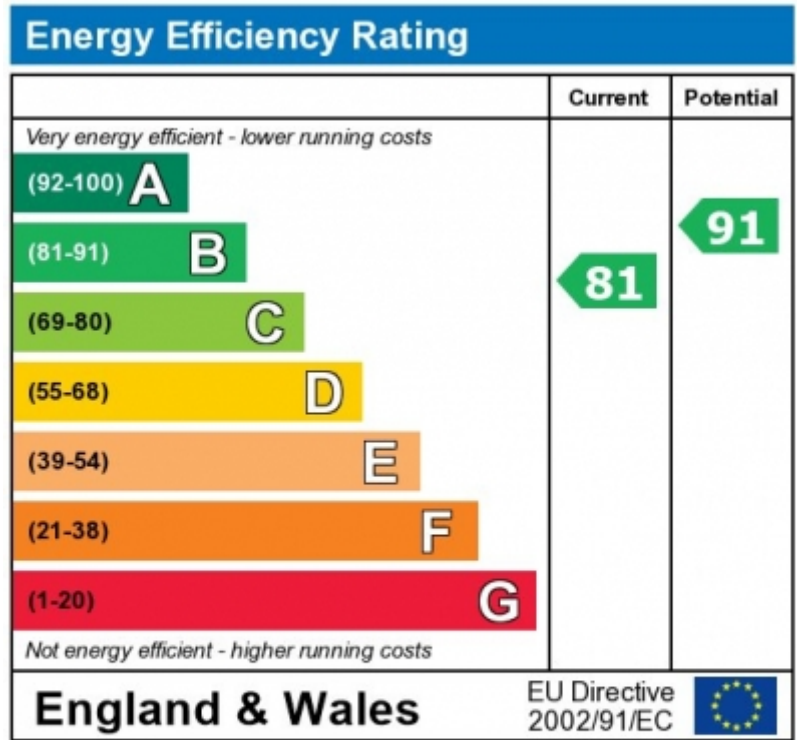
**Bathroom**





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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