

# Stone Barton

## Cranbrook, Exeter, Devon, EX5 7FA

Offers Over £270,000

Bradleys ESTATE AGENTS

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**Description**

Modern three-bedroom end-of-terrace house, ideally positioned in a popular residential location close to a range of local amenities and excellent public transport links. The property offers well-presented accommodation, making it an ideal choice for families, first-time buyers or investors seeking a conveniently located home.

Upon entering, you are welcomed by a large entrance hall providing access to the kitchen, living room and a convenient downstairs WC. To the front of the property is a bright and airy modern fitted kitchen, offering ample cupboard space, along with a practical layout for everyday living. To the rear is a generously sized living room, featuring a useful storage cupboard positioned in the corner of the room and patio doors opening directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces.

The first floor provides three well-proportioned bedrooms, with bedroom one being a particular highlight due to its size. Completing the upstairs accommodation is a modern three-piece family bathroom, comprising a bath with shower over, wash hand basin and WC.

The property benefits from a pleasant, low-maintenance rear garden, with convenient side access and two allocated parking spaces.

**Location**

From primary schools and a doctors' surgery to excellent transport connections and community facilities, Cranbrook is the largest project of its kind in the South West. Cranbrook has its own central High Street and shops for day to day essentials including a new Morrisons supermarket. With its own primary and secondary schools, Cranbrook will make the school run easy. However you get around, with rail links, bus services and major enhancements to Junction 29 of the M5 mean travel couldn't be easier.





**Directions**

https://what3words.com/tries.triangles.wire



**Material Information**

- EPC Rating: B
- Tenure: Freehold
- Council Tax Band: C.
- Local Authority: East Devon District Council.
- Utilities: Mains Electric, Main Water and Sewerage.
- Parking: Two Allocated Parking Spaces
- Heating: Eon District Heating
- Site Charge: £21.39 pcm




**Property Fact Sheet Ref:**
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**IMPORTANT PLEASE READ:** These sales details are a guide only and all plans and measurements are approximate. We recommend a thorough viewing of the property before making an offer. If there is any feature about a property that is important to you, please make an enquiry with our local branch before committing to a buying decision. These sales details do not constitute a contract of sale. Bradleys E. A are obliged by law to carry out AML due diligence with any buyer prior to instructing a sale and there will be a charge to the buyer(s) for this. No apparatus, fixtures/fittings or services have been tested, and these details do not constitute a survey or otherwise.