

20 Copseclose Lane, Cranbrook, Exeter, EX5 7AP



A fabulous, modern, semi-detached family home with three bedrooms, master en-suite, a garage, parking, and an enclosed rear garden. The property is situated in the popular new town of Cranbrook, conveniently located a short walk from the shops, schools and local amenities, and offers excellent road and rail links to the city of Exeter.

Asking Price £275,000

Freehold

DCX02002

20 Copseclose Lane, Cranbrook, Exeter, EX5 7AP

Cranbrook is an exciting newly developed town, just 5 miles East of Exeter with regular bus and train links to the City Centre, Cranbrook has all local amenities, including shops, schools, community centre, cafes and takeaway foods. Cranbrook is only 10 miles from local beaches and on the main Waterloo train line to London so easily accessible for commuters.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via part frosted front door. Doors to the lounge, kitchen, cloakroom. Turning staircase to the first floor landing. Tiled flooring. Radiator.

Kitchen 11' 9" x 7' 10" (3.570m x 2.391m)

Front aspect uPVC double glazed window. Fitted range of eye and base level units. Sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Integrated oven and hob with extractor above. Plumbing for washing machine. Further appliance space. Concealed wall mounted boiler. Tiled flooring. Radiator.



Lounge 16' 0" x 15' 6" (4.869m x 4.720m)

Rear and side aspect uPVC double glazed windows. Wood laminate flooring. Television point. Seating area. Understairs storage cupboard. Two Radiators. uPVC French doors leading to the rear garden.



Cloakroom

Front aspect frosted uPVC double glazed window. Low level WC. Wash hand basin with storage below. Tiled flooring. Part tiled walls. Radiator.

First Floor Landing

Doors to bedroom one, bedroom two, bedroom three and bathroom. Access to the loft void above. Storage cupboard. Radiator.

Bedroom One 11' 4" x 11' 2" (3.446m x 3.416m)

Front aspect uPVC double glazed window. Wood laminate flooring. TV point. Radiator. Door to:



En-suite

Front aspect frosted uPVC double glazed window. Fully enclosed shower cubicle with rainwater shower. Low level WC. Pedestal wash hand basin. Part tiled walls. Heated towel rail. Spot lighting. Tiled flooring.

Bedroom Two 10' 9" x 8' 0" (3.276m x 2.435m)

Rear aspect uPVC double glazed window. Wood laminate flooring. Radiator.



Bedroom Three 9' 2" x 7' 4" (2.786m x 2.233m)

Rear aspect uPVC double glazed window. Wood laminate flooring. Radiator.



Bathroom

Side aspect frosted uPVC double glazed window. Three piece suite comprising panel enclosed bath with mixer tap and hand held shower above. Low level WC. Pedestal wash hand basin with mixer tap and storage below. Part tiled walls. Tiled flooring. Spot lighting. Radiator.



Rear Garden

Enclosed rear garden. Mainly laid to lawn with decked area. Shrub borders. Gated side access.



Garage

Metal up and over door. Parking for one vehicle.



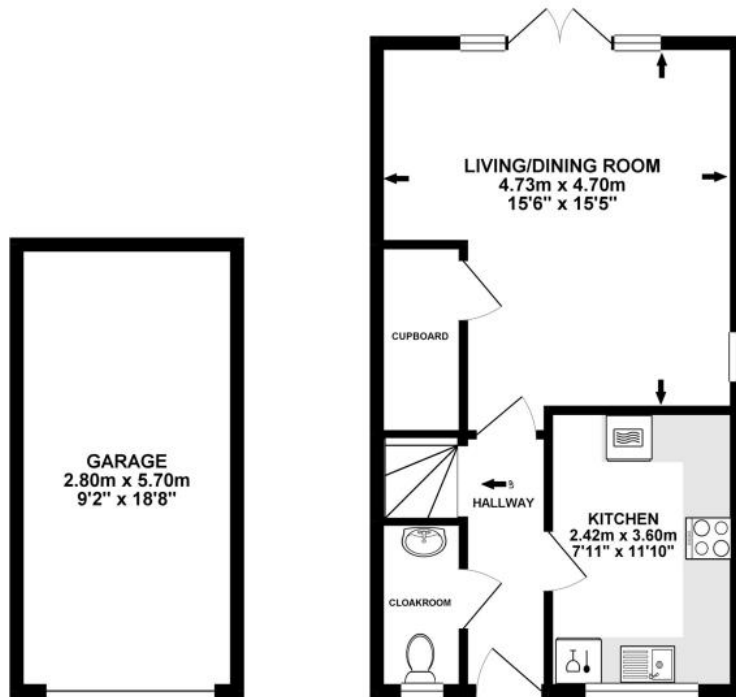
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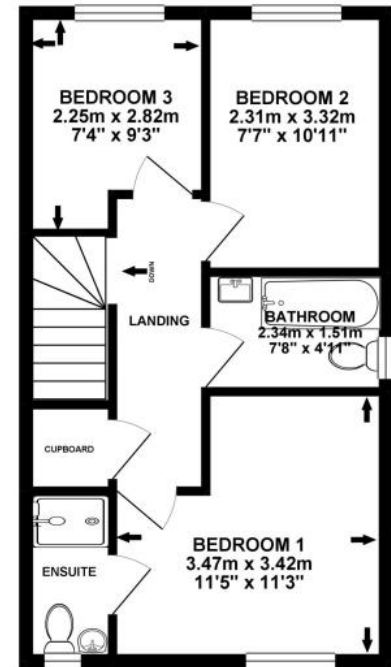
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Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer will be required to show proof of funds and identification before a purchase can proceed.

GROUND FLOOR 54.47 sq. m.
(586.36 sq. ft.)



1ST FLOOR 38.32 sq. m.
(412.43 sq. ft.)



TOTAL FLOOR AREA : 92.79 sq. m. (998.79 sq. ft.) approx.

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.
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Energy performance certificate (EPC)

20, Copseclose Lane
Cranbrook
EXETER
EX5 7AP

Energy rating

B

Valid until: **19 October 2024**

Certificate number: 8904-7130-1299-8110-2926

Property type

Semi-detached house

Total floor area

77 square metres