



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 Younghayes Road | Exeter | EX5 7DR

complete.

thoroughly good property agents



PROPERTY TYPE
Apartment



SIZE
505 sq ft



LOCATION
Town



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.

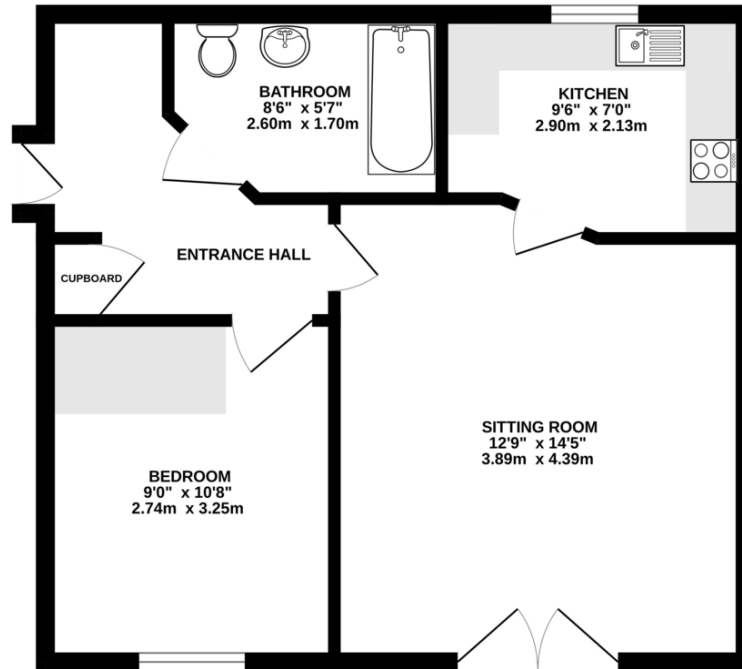
CHECK OUT this fantastic opportunity to obtain a lovely Apartment with easy access to Exeter city, the M5, A30 & Exeter Airport

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



the floorplan...



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

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