



## Modern Ground Floor Maisonette

CHECK OUT this modern Ground Floor Maisonette. Own Private Garden & shared rear Garden. Allocated off road Parking. Open Plan Living Room & Kitchen. Double Bedroom, Bathroom, storage. Great location. Plenty of natural light. Well presented. Own Private Access. Local Shops, Schools, Public Transport.

4 Mayfield Way | Exeter | EX5 7BE

**complete.**

thoroughly good property agents



PROPERTY TYPE

Ground Floor Maisonette



SIZE

487 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

78C



COUNCIL TAX BAND

A



### in a nutshell...

- 1 Double Bedroom
- Living Room overlooking Garden
- Modern Kitchen Area
- Spacious Bathroom
- Off Road Parking
- Shared Rear Garden / Patio
- Plenty of space & natural light
- Leasehold
- Ideal First Time Home







## 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, plenty of worktop space and a range of 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.

Service Charge (£PA) £1,540.14 - subject to change  
Ground Rent (£PA) £191.29 - subject to change

Tenure: Leasehold  
Council Tax Band A

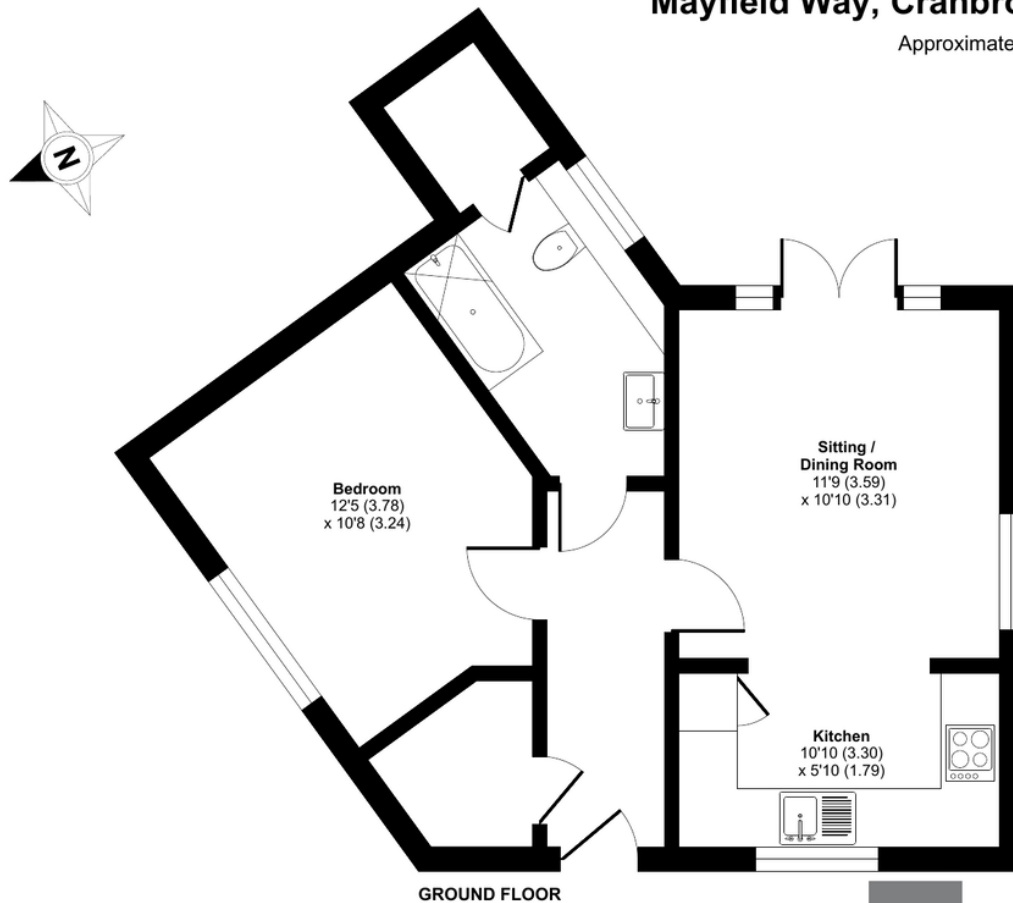


the floorplan...

## Mayfield Way, Cranbrook, Exeter, EX5

Approximate Area = 487 sq ft / 45.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1181180



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