



Younghayes Road, Cranbrook, EX5

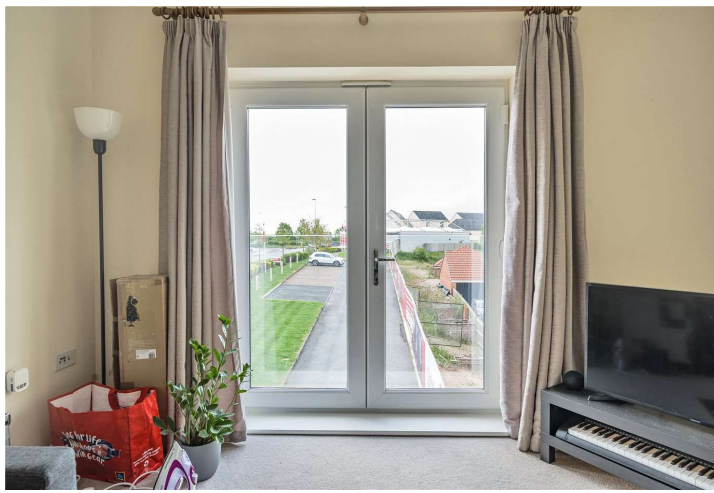
CALLING INVESTORS! A modern SECOND FLOOR APARTMENT offered with SHARE OF FREEHOLD.
Offering a double bedroom, kitchen, living room, bathroom & ALLOCATED PARKING. Tenants in situ.

Winkworth

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DESCRIPTION:

A modern second floor apartment offered for sale with the opportunity to purchase a share of the freehold. Situated within the ever popular new-town of Cranbrook with amenities close by and excellent road and rail links into Exeter City Centre, c.6 miles.

The Property:

ENTRANCE HALL

Carpeted. Radiator. Fuse board. Smoke Alarm. Intercom telephone system. Thermostat. Doors to:

STORAGE CUPBOARD - Housing boiler. Ample storage.

BATHROOM - White suite comprising low level WC, pedestal wash hand basin with tiled splashbacks, bath with mains shower over and tiled splashbacks. Vinyl flooring. Radiator. Extractor fan.

BEDROOM - A very good size double bedroom with views to the front. uPVC double glazed window. Radiator. Carpeted.

LIVING ROOM - Carpeted. uPVC double glazed French doors with Juliette balcony with views to the front. uPVC double glazed TV and telephone points, carpeted.

KITCHEN - Modern kitchen with a range of white wall and base units providing plenty of storage. One and a half bowl stainless steel sink unit. Built in electric hob and oven. Space and plumbing for washing machine. Space for fridge/freezer. uPVC double glazed window to the rear. Vinyl flooring. Radiator. Extractor fan. Smoke alarm.

Outside

There is one allocated parking space. A bin store and bike store.

LETTINGS NOTE

The length of the lease is 125 years from 1st January 2012.

The service charge for the year 1st January to 31st December 2023 is £1,341.55.

Share of the ground rent for 2023, as a joint freeholder, is £300.

The property is currently achieving a rental figure of £775.00 per calendar month.



At a Glance....

Modern Second Floor Apartment
1 Double Bedroom
Modern Kitchen
Spacious Living/Dining Room
Juliette Balcony
Allocated Parking
Bike Store
Ideal Investment!

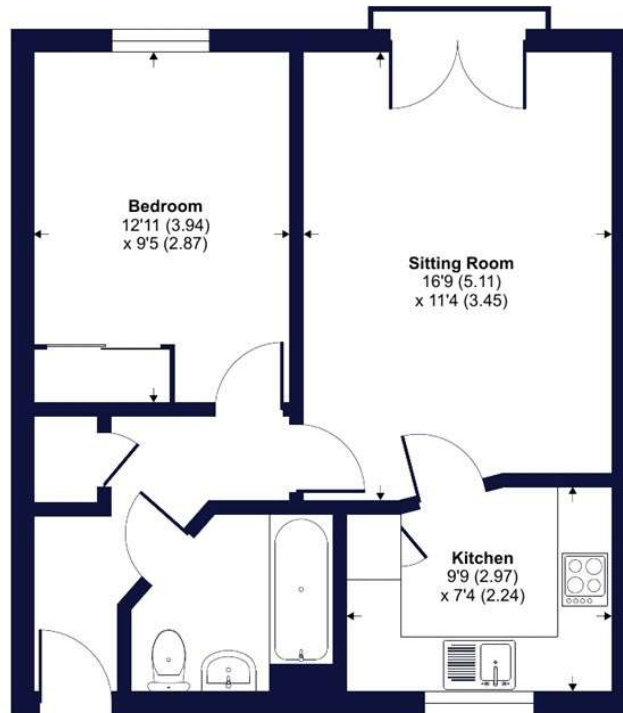
PROPERTY INFORMATION:

Share of Freehold
Council tax Band: A
Mains electric, gas, water and drainage.

Cherry Tree House, Younghayes Road, Cranbrook, Exeter, EX5

Approximate Area = 499 sq ft / 46.3 sq m

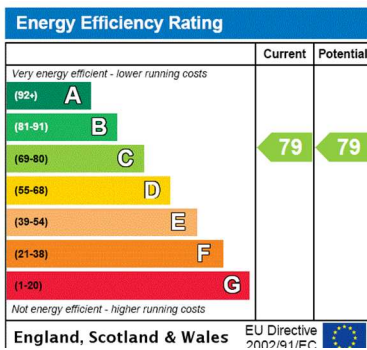
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SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Winkworth. REF: 979015.



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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