



£98,000 Fixed Price

Westland Way Cranbrook Exeter EX5 7GH

Terraced House | 2 Bedrooms | 1 Bathroom

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- SHARED OWNERSHIP
- 40% £98,000 - PURCHASE PRICE £245,000
- END TERRACE
- TWO BEDROOMS
- DOWNSTAIRS CLOAKROOM
- LOUNGE
- FAMILY BATHROOM
- ONE ALLOCATED PARKING SPACE
- COUNCIL TAX BAND C
- LEASEHOLD

Main Particulars

* SHARED OWNERSHIP * 40% £98,000 * PURCHASE PRICE £245,000 * END TERRACE * TWO BEDROOMS * LOUNGE* KITCHEN/DINER* DOWNSTAIRS CLOAKROOM
FAMILY BATHROOM FULLY ENCLOSED REAR GARDEN* DRIVEWAY WITH PARKING FOR ONE CAR * LEASEHOLD * COUNCIL TAX BAND C

Check out this shared ownership, modern, end-terrace property, with two double bedrooms, parking and an enclosed rear garden, a short walk from the shops, pub, schools, parks and amenities in the new town of Cranbrook.

Approach - A tarmac driveway at the front of the property provides parking for one car, beside a low maintenance front garden with a lawn, gravel, hardy shrubs, an ornamental tree and a hedgerow separating you from the neighbours. To the left hand side of the driveway is a pathway giving you access to the rear garden. The paved doorstep is sheltered by a glass storm porch. The property is presented with light and neutral decor throughout, and feels warm and welcoming with community central heating and double glazing.

Entrance Hall - Through the front door into the hallway, stairs leading to the first floor landing and doors leading to the kitchen/diner/lounge and cloakroom. Wood effect vinyl flooring, radiator, coat hooks and circuit box.

Downstairs Cloakroom - Modern suite comprising of low level w/c, pedestal wash basin tiled splashback, radiator, and extractor fan. Vinyl wood effect flooring.

Living Room - 4.60m x 2.93m - Beautifully presented and spacious living room with UPVC door to the rear garden, window to the rear aspect, radiator, grey carpet flooring. Television point and smoke alarm.

Kitchen /Dining - 2.40m x 5.0m Modern Kitchen/diner with a range of white wall and base and eye level units with dark wood effect worktop. Built-in electric oven and hob with cooker hood over. Bowl and a half sink with drainer and mixer taps. Space for a washing machine and fridge freezer. UPVC window to the front aspect. Brown wood effect vinyl flooring.

In the dining area there is a UPVC window to the side aspect, radiator and plenty of room for a dining room table and chairs.

First floor landing -

Smoke alarm, radiator, grey carpet flooring, loft hatch with ladder and lighting and doors to master bedroom, storage cupboard, family bathroom and bedroom two.

Master Bedroom 4.55m x 3.31m -

Dual aspect UPVC windows to the front, radiator, television point, built-in storage cupboard and light grey carpet flooring.

Family Bathroom - 2.13m x 1.97m

Wood effect vinyl flooring. Modern bathroom suite comprising of low level w/c, pedestal basin, a bath with white panel, shower, glass shower screen, mixer taps, window to the side aspect and radiator and extractor fan.

Bedroom Two - 3.89m x 2.54m

Dual aspect windows to the rear, radiator, room for wardrobes and a desk and light grey flooring carpet.

Rear Garden -

From the lounge through a UPVC door is a patio area which is good for alfresco dining. A large area of grass, fully enclosed with feather edge fencing and a side gate. There is a further patio area at the top of the garden and a shed. The garden is boarded with gravel ideal for potted plants. Through the side gate leads you to the path which takes you to the front of the property. There is also outside lighting in the garden above the patio area..

THE TERM IS FOR 125 YEARS FROM THE 1 MARCH 2019

RENT £286.53

BUILDING INSURANCE £12.42 PER MONTH

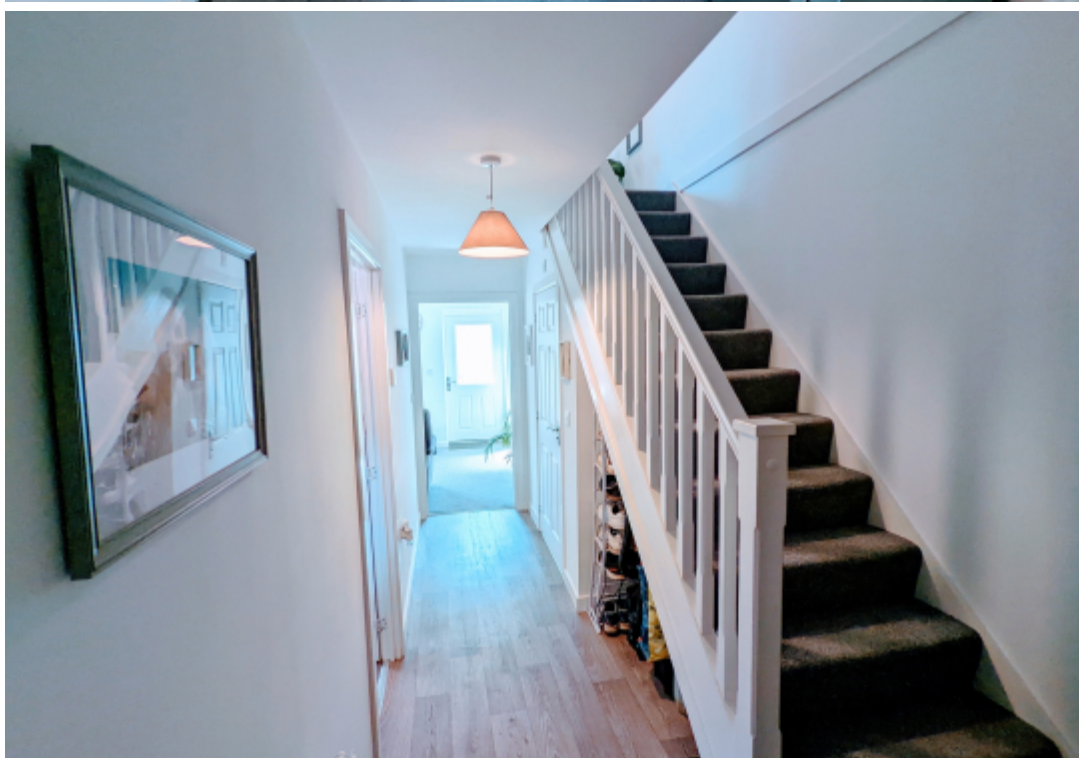




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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY



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