

4 Bed Detached In Sweet Coppin Cranbrook, Exeter, EX5 7FB

£400,000





SHORT DESCRIPTION

Property Ref: 15724 Beautiful 4 to 5 bedroomed detached home with countryside location Flexible family space with addition of downstairs shower room Three double bedrooms upstairs and fourth ideal for nursery single bed or office space Main bedroom benefits from ensuite Two reception rooms one of which currently used as fifth downstairs bedroom Spacious well lit landing 360 views of parkland Rear gardens benefit from private sunny porcelain patio ideal for children and pets Partly boarded loft with lighting and ladder Large garage with power and lighting Benefits from lovely sunny conservatory Well worth viewing this super home with development potential Property Type: Detached Full selling price: £400000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: F EPC rating: B Measurement:1184.03 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Garage, Driveway, Rear, Private, Off street Property benefits from EV charging point Heating Type:Double Glazing, Central Heating Chain sale Possession of the property: Self-occupied -----

4

Bed Room(s)

3

Bath Room(s)

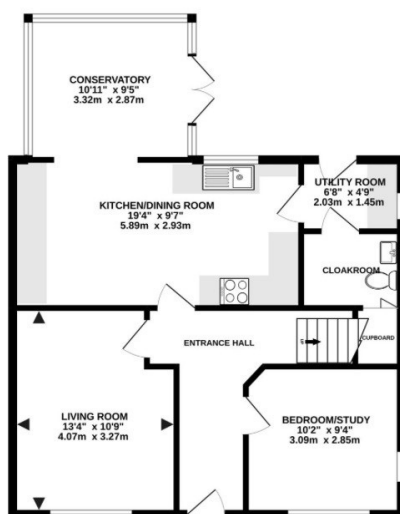
2

Living Room(s)

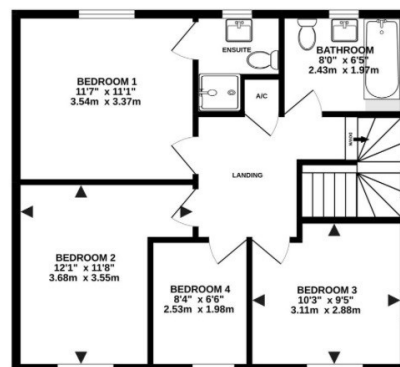
FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 1323 sq.ft. (122.9 sq.m.) 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.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	110 square metres

Rules on letting this property

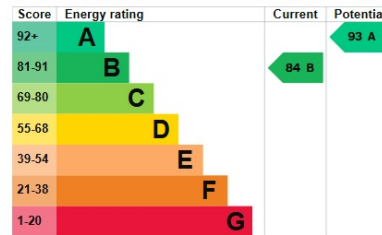
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

Company registration number in England : 10469887 VAT: 263 3023 36
Copyright © 99Home Limited 2017. All rights reserved.