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5 St. Michaels Way, Cranbrook, Devon, EX5 7DB



SOUTHGATE
ESTATES

£200,000



5 St. Michaels Way, Cranbrook, Devon, EX5 7DB

A two bedroom terraced house located in the popular area of Cranbrook. The property benefits from an enclosed garden to the rear, along with an allocated parking space. Internally, the accommodation briefly comprises an entrance hallway with access to the kitchen, cloakroom and living room. Stairs rise to the first floor which houses the two bedrooms and the bathroom.

The ideal location offers a number of amenities on the doorstep, including various convenience stores, a selection of parks and walks, various Primary and Secondary schools, plus Cranbrook train station. The Jack in the Green Inn is also nearby, a popular gastropub with locally sourced food, as well as Cranberry Farm. Cranbrook is well placed for access to both the A30 and M5 for commuting.

Ground Floor

The front door opens into the spacious entrance hallway which provides access to each of the downstairs rooms. The kitchen is the first room you come to, and contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include a double oven with an electric hob and extractor hood over, plus space for a tall fridge freezer, a washing machine, and a dishwasher. There is also a window to the front aspect and a cupboard housing the Evinox system. The living room enjoys French doors opening directly out to the rear garden and also incorporates a built-in storage cupboard under the stairs. Finally, the convenient downstairs cloakroom includes a pedestal wash basin and a close-coupled WC.

First Floor

Stairs rise to the first floor which accommodates the two bedrooms and the bathroom. The master bedroom is situated to the front and includes a window out to the front aspect. The second bedroom features a large built-in storage space, as well as a window to the rear aspect overlooking the garden. Lastly, the bathroom comprises a pedestal wash basin, a close-coupled WC and a bath with a mixer tap and shower over.



Garden & Parking

Doors open out to the enclosed rear garden which is mainly paved providing a low-maintenance outside space for seating. A gate allows access to the rear where the allocated parking space is located.

Property Information

Tenure: Freehold. Council tax band: B.

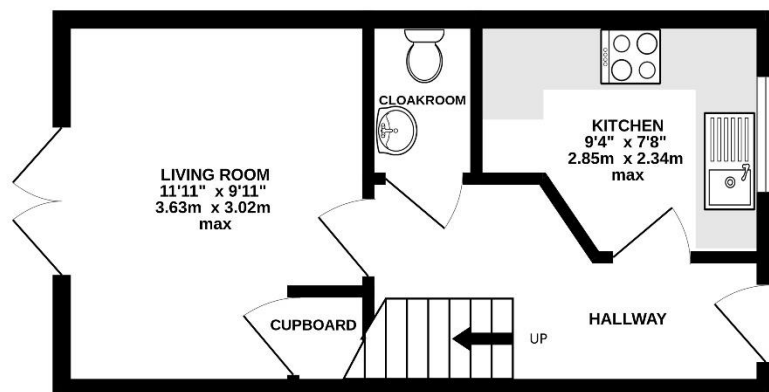
How big is this home?

Living Space: 50.1m² / 540ft² (Please note that the above are estimates and are provided for information only.)

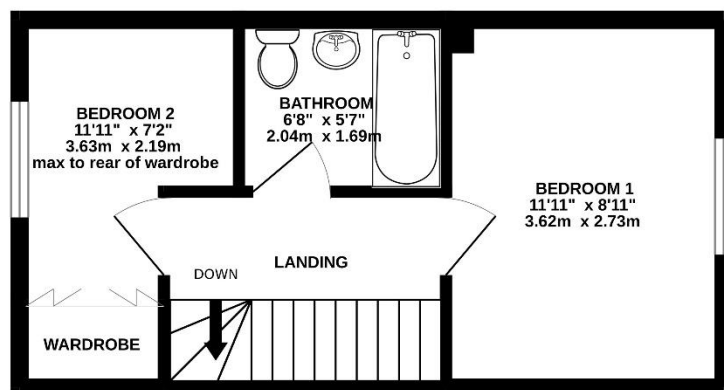
- *2 Bedrooms*
- *Allocated Parking*
- *Enclosed Garden*
- *No Onward Chain*
- *Terraced House*
- *Convenient Location*



GROUND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA: 540 sq.ft. (50.1 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.
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE
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