



Linden Homes built FAMILY house. Lovely 3 Bedroom End Terrace HOME. Modern Open Plan Live/Eat space, Lounge Area, Modern Kitchen. Bathroom & Cloakroom. Off Road Parking to the front and spacious Garden & Patio

105 Badger Way | Exeter | EX5 7FP





PROPERTY TYPE

End Terraced House



SIZE

646 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON electric district heating system



PARKING

Off Road Parking, Allocated Parking



OUTSIDE SPACE

Garden



EPC RATING

83(B)



COUNCIL TAX BAND

C



in a nutshell...

- Ideal First Time HOME
- Open Plan Live Eat
- 3 Bedrooms
- Modern Kitchen & Dining space
- Good size low maintenance Garden
- Off Road Parking
- Bathroom & Cloakroom
- Close to NEW Town Centre, Shops, Schools
- Easy access to local Rail Station, A30 & M5 to Exeter





the details...

CHECK OUT this great opportunity to purchase a fabulous, modern, end-terrace property with three bedrooms, parking, and an enclosed rear garden, in the popular new town of Cranbrook, with excellent road and rail links to the city of Exeter.

Inside, it is beautifully presented with light and neutral decor throughout giving a modern feel, and it is warm and welcoming with community central heating and double-glazing.

The accommodation briefly comprises, on the ground floor, an entrance hallway with a cupboard and a convenient cloakroom with a WC and basin, and a superb, modern, open-plan living space filled with light from a window and patio doors to the rear garden, with a modern fitted kitchen that has plenty of worktop and cupboard space, a fan-oven, ceramic hob, an integrated fridge/freezer, and space with plumbing for a washing machine, and with plenty of room for a dining table and seating, it creates a wonderful social space.

Upstairs, there are three bedrooms, two doubles, the larger with a wardrobe built-in above the stairs, and a single, currently used as a study, ideal for those working from home, and completing the accommodation, a fabulous modern bathroom containing a white three-piece suite and contrasting tiling.

Outside, the rear garden is a generous size and is fully enclosed making it safe for children and pets. It requires minimal maintenance, with a paved terrace and an artificial lawn, great for entertaining, be it a barbecue or drinks with family and friends. There is an outside tap for convenience, a timber shed providing useful storage, and a gate at the side provides alternative access to the front where there are two block-paved parking spaces.

Tenure: Freehold

Council Tax Band C



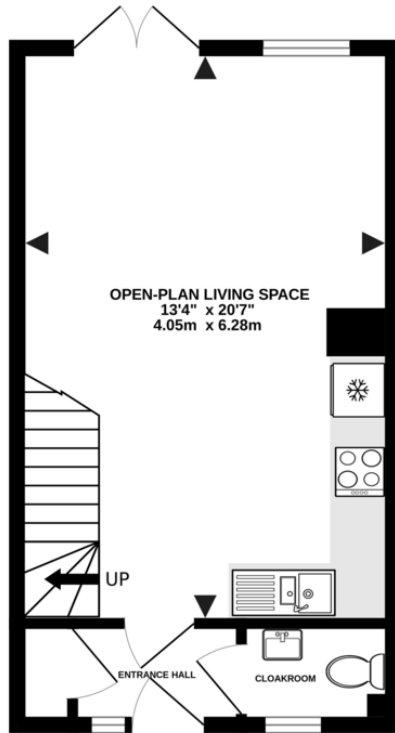
what the owner loves most...

“Our smart open plan live / eat space. Plenty of room for a table and chairs overlooking the Garden”

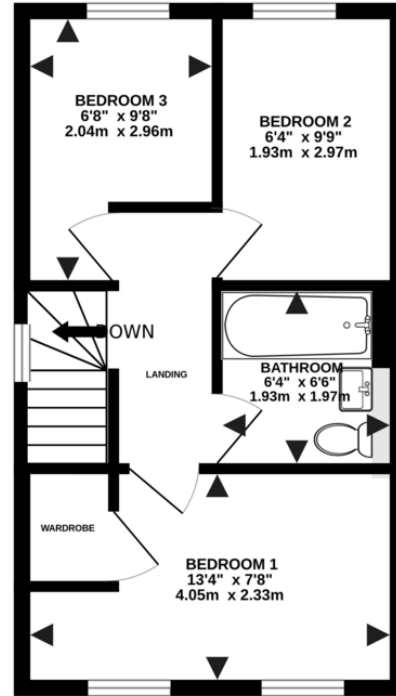


the floorplan...

GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 649 sq.ft. (60.3 sq.m.) approx.

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bear in mind...

3 Bedrooms, Garden and Off Road Parking, just a short distance from the new Town Centre and plenty of Countryside surrounding the Town!



the location...

The popular new town known as Cranbrook is located on the outskirts of the historic city of Exeter, East Devon. Cranbrook has excellent commuting links with Exeter Airport and the M5 Motorway is only a short drive away. Cranbrook also has the benefit of its own railway station just a 10 minute walk away connecting to the city centre and London.

As Cranbrook grows so do the facilities, already having a thriving community with the Younghayes centre at its heart.

There are local shops along with a doctor's surgery, pharmacy and a highly regarded primary school & secondary education campus. There is also a new developing Town Centre and Supermarket.

Shopping

Co-op & Post Office
Supermarket TBC
Honiton Town
Exeter City

Relaxing

Beach: Exmouth & Sidmouth
Park & Swings: Hayes Square & Badger Way

Travel

Bus stop: Younghayes Road
Train station: Cranbrook
Main travel link: M5
Airport: Exeter

Schools

St Martins Primary School:
Cranbrook Education Campus

Please check Google maps for exact distances and travel times. [Property postcode: EX5 7FP](#)



Need a more complete picture? Get in touch with your local branch...

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Email exeter@completeproperty.co.uk
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