



Modern End Terrace HOME

CHECK OUT this fabulous, modern, end-terrace HOME, with two double Bedrooms, spacious Living area, modern Kitchen an enclosed rear garden and parking, Bathroom & Cloakroom, in the new town of Cranbrook, with excellent road and rail links to the city of Exeter. Ideal FIRST TIME BUY or Rental Investment

103 Badger Way | Exeter | EX5 7FP



thoroughly good property agents



PROPERTY TYPE

End Terrace House



SIZE

700 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



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...

- 2 Bedrooms
- Modern Kitchen
- Spacious Living Area
- Cloakroom & Bathroom
- Sunny Garden & Patio
- Off Road Parking
- Close to local Schools, Shops, Town Centre & Shops
- Easy access to M5,A30 & Exeter
- Local Rail Station & Country Park





the details...

Check out this fabulous, modern, end-terrace property, with two double bedrooms, an enclosed rear garden and parking, in the new town of Cranbrook, with excellent road and rail links to the city of Exeter.

Inside, it is immaculately 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 staircase to the first floor, a handy cupboard for coats and shoes, and a convenient ground floor cloakroom with a WC and basin, a modern fitted kitchen with plenty of worktop and cupboard space in gloss white, a fan-oven, ceramic hob and filter hood above, floor space for an upright fridge/freezer, plumbing for a washing machine, and a heat exchanger, hidden within a matching wall cabinet, provides the central heating and hot water on demand, flowing into a good sized living/dining room, filled with light from a window and patio doors to the garden, with a handy under-stairs cupboard.

Upstairs, there are two excellent, light and airy double bedrooms, one with a large, fitted wardrobe and the second with a cupboard above the stairs, and a fitted desk, ideal for those working from home, and completing the accommodation, a modern bathroom with a bath, shower over, a pedestal basin, and a WC.

Outside, the rear garden is a decent size, requires minimal maintenance with a paved patio and terrace of gravel, with woodchipped beds of plant, shrubs, and ornamental trees, creating a great outside space for entertaining, be it a barbecue, or drinks for friends and family.

A timber shed provides useful storage, there are splashproof power points, and a gate at the side provides alternative access to the front, where there is a block-paved driveway providing parking for one car, an outside tap for convenience, and more parking on-road nearby if required.

Tenure: Freehold
Council Tax Band C



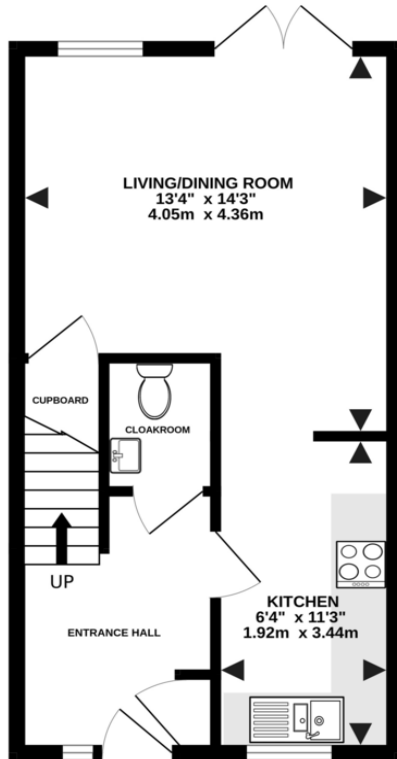
what the owner loves most...

Lovely modern Home – plenty of natural light, nice Garden and Parking – just a short walk from the new Town Centre, Pub and Country Park

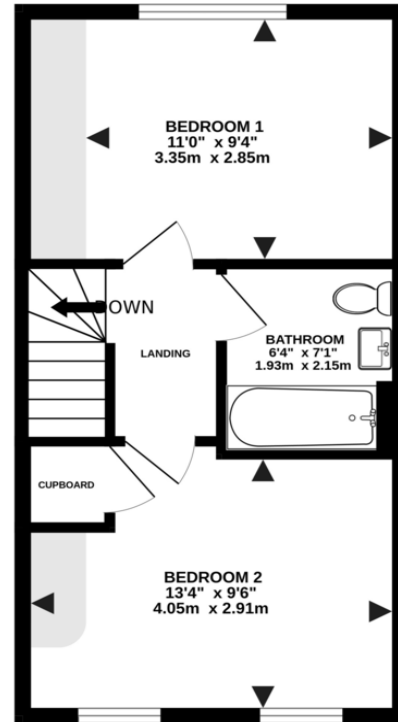


the floorplan...

GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.4 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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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 & A30
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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