



## Modern Linden Homes built Mid Terrace House

CHECK OUT this 2 Bedroom Mid Terrace HOME. Linden Homes built; modern, spacious & with upgrades nicely finished. Modern Kitchen, Living Room + Dining Area, plenty of storage, 2 Double Bedrooms, Bathroom, Off Road Parking, enclosed rear Garden.

101 Badger Way | Exeter | EX5 7FP



thoroughly good property agents



PROPERTY TYPE

Mid Terrace



SIZE

700 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

84 (B)



COUNCIL TAX BAND

C



### in a nutshell...

- 2 Bedrooms
- Mid Terrace
- Extra front Garden
- Off Road Parking
- Modern Kitchen
- Living Room + Dining area
- Modern Bathroom
- Close to New Town Centre
- Local Schools, Shops, Country Park





## the details...

Check out this fabulous, modern, mid-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, a fan-oven, ceramic hob and filter hood above, floor space for an upright fridge/freezer, plumbing for a washing machine, integral dishwasher 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 and the second with a cupboard above the stairs, 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. creating a great outside space for entertaining, be it a barbecue, or drinks for friends and family.

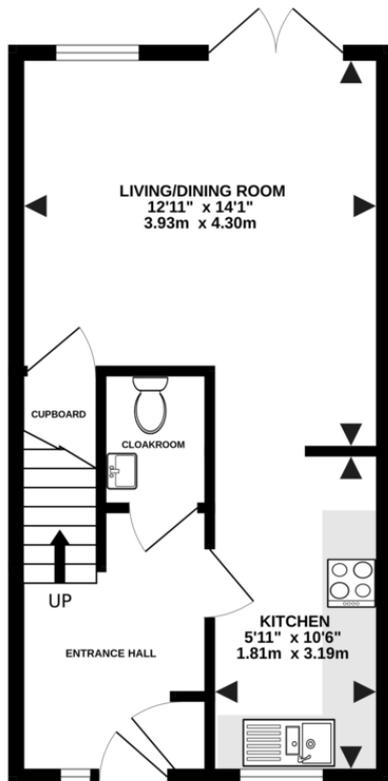
A gate at the rear provides alternative access to the front, where there is a block-paved driveway providing parking for one car and an additional extra area of gravelled garden space

Tenure: Freehold  
Council Tax Band C

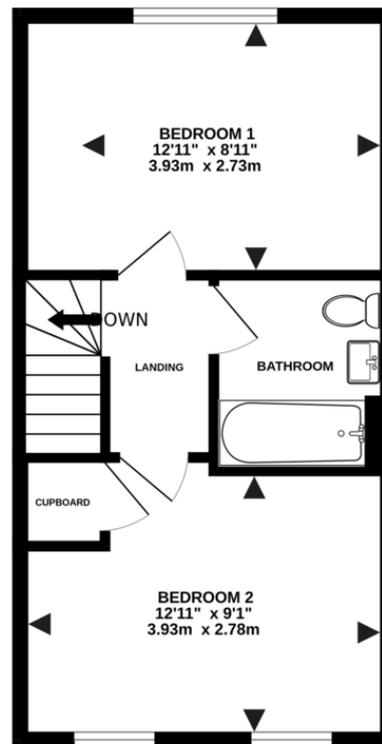


## the floorplan...

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



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



TOTAL FLOOR AREA : 700sq.ft. (65.0 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, omissions or other inaccuracy. Please refer to the relevant professional body for further details.



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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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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