



Modern End Terrace Home

CHECK OUT this modern spacious End Terrace HOME. Overlooking a green open space, park & swings, close to new Town Centre. 3 Bedrooms, Living Room, Kitchen Dining Room, Bathroom, Cloakroom & Ensuite Shower. Rear Garden & Off-Road Parking. Ideal Buy To Let Investment or First Home.

82 Buzzard Way | Exeter | EX5 7GX



thoroughly good property agents



PROPERTY TYPE

End Terrace House



SIZE

743 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

83(B)



COUNCIL TAX BAND

C



in a nutshell...

- Ideal First Time Buy
- 3 Bedrooms
- Overlooking green open space
- Living Room
- Kitchen Dining Room
- Rear Garden & Off Road Parking
- Close to New Centre
- Close to Shops, Schools, Transport





the details...

Check out this lovely End Terrace family home set towards the end of a no through road, this modern house is a short walk from the Secondary Community College, Cranberry Farm Pub, local bus route and the newly planned Town Centre.

Set back from the road with a town garden frontage the front door leads into the hallway with cloakroom and on through the living room. The living room has a window that overlooks the front and a storage cupboard.

To the rear there is a good size kitchen/dining room with window overlooking the rear garden and French doors. Ample space for a family dining table and chairs and a modern kitchen with a range of base and wall units, tiled splashbacks, ample work surface areas, plumbing for a washing machine/dishwasher, space for a fridge freezer and an electric oven and grill with hob and cooker hood.

The first floor has three bedrooms, the main bedroom with en-suite shower, a family bathroom and storage cupboard. To the rear of the house there is a good size private and enclosed garden with Patio and gated access.

Two off road parking spaces to the front.

A lovely home in a popular area of Cranbrook. Ideal first time house!

Property Tenure: Freehold
Council Tax Band: C



what the owner loves most...

Overlooking the green open space, just a short walk from the Town Centre, bus secluded enough to add some privacy.

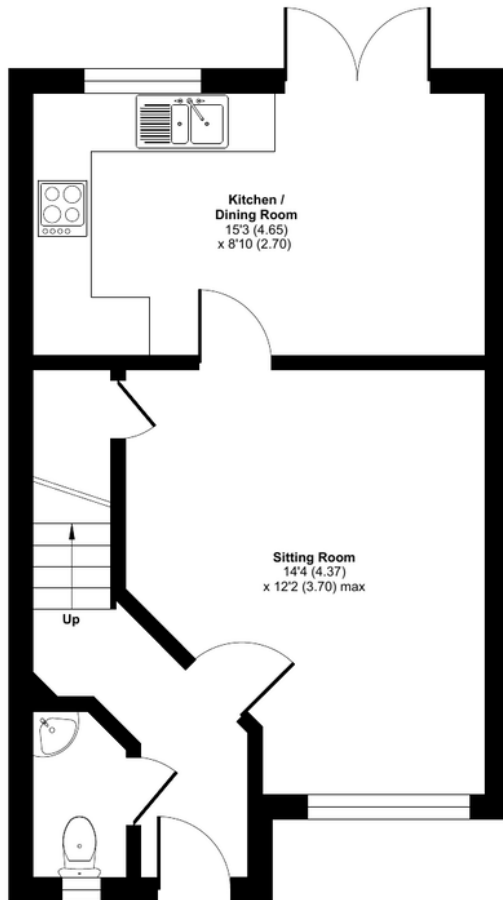


the floorplan...

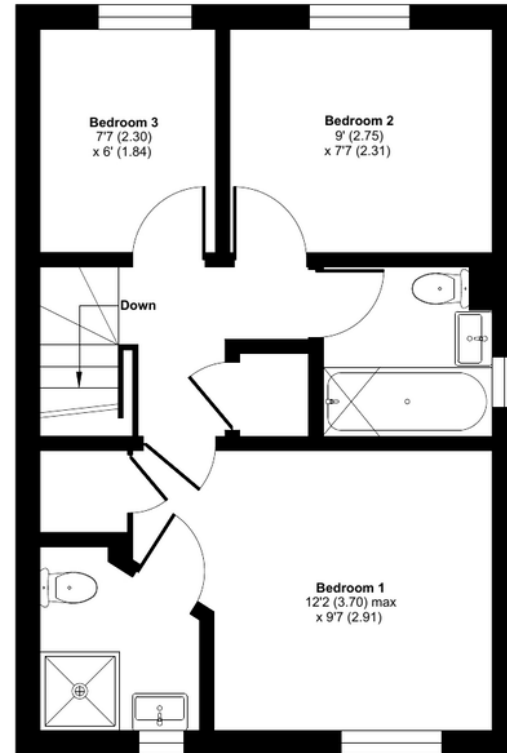
Buzzard Way, Cranbrook, Exeter, EX5

Approximate Area = 742 sq ft / 68.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1111614



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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 7GX**





The Property
Ombudsman

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