



## End Terrace Home

CHECK OUT this fabulous, modern, end-terrace HOME, with two double Bedrooms, spacious OPEN PLAN 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

111 Badger Way | Exeter | EX5 7FP





PROPERTY TYPE

End Terraced House



SIZE

570 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating  
System



PARKING

Off Road Parking, Allocated  
Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

83 (B)



COUNCIL TAX BAND

B



### in a nutshell...

- IDEAL FIRST TIME BUY
- Off Road Parking
- 2 Bedrooms
- Open Plan Live/Eat + Modern Kitchen
- Spacious + lots of natural light
- Enclosed sunny Garden
- Close to local Schools, Shops & Country Park
- Easy access to M5 & A30
- Buy To Let Opportunity







## 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.

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.

The OPEN PLAN Live Eat space gives 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.

The Lounge area flows from the Kitchen space 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 and 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 deck terrace creating a great outside space for entertaining, be it a barbecue, or drinks for friends and family.

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 B



## what the owner loves most...

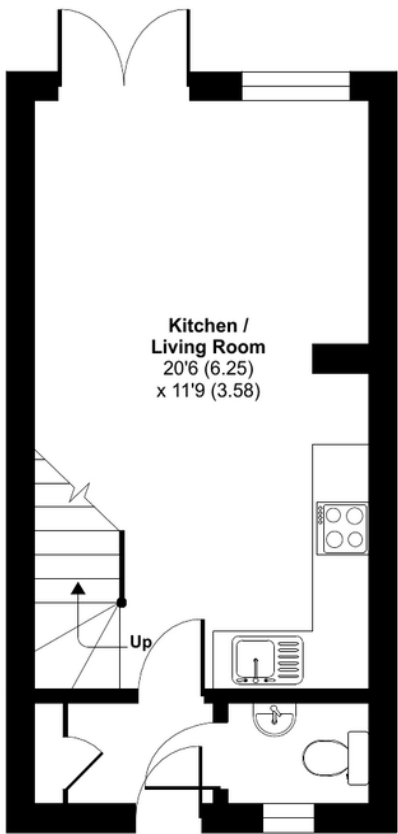
A lovely modern open space for daytime living, lots of natural light, nice outdoor space that gets the sun and a local Country Park for dog walk ending up at the local pub.



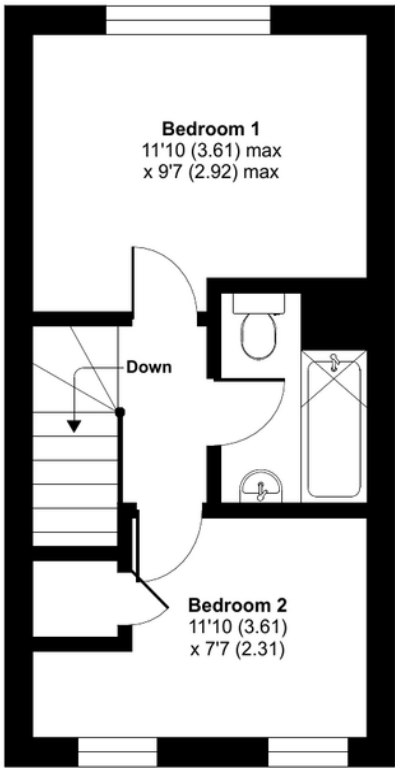
Badger Way, EX5

Approximate Area = 580 sq ft / 53.9 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). © richcom 2024. Produced for Ashtons Complete (Complete Property). REF: 1122355

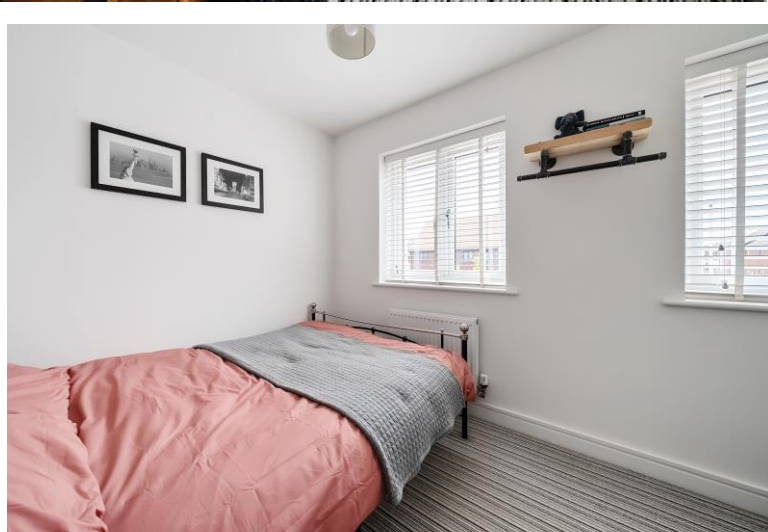


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the location...

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





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