



## LOVELY Mid Terrace HOME

CHECK OUT this LOVELY Mid Terrace home. Located near the new Town Centre, close to Shops, Schools, Amenities, public transport, Country Park & situated at a dead-end road. LARGE GARDEN, Lounge, Kitchen Dining, 3 Bedrooms, Bathroom & Ensuite, PARKING. WELL PRESENTED lots of natural light. Ideal FIRST HOME.

94 Buzzard Way | Exeter | EX5 7GX





PROPERTY TYPE

Mid Terrace House



SIZE

743 sq ft



LOCATION

Cul de Sac



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating  
System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Large Garden,  
Patio



EPC RATING

84 (B)



COUNCIL TAX BAND

C



### in a nutshell...

- LARGE sunny GARDEN
- Quiet Location close to Town
- 3 Bedrooms
- Lots of natural light
- Lounge + Kitchen Dining
- En-suite, Bathroom & Cloakroom
- Off Road Parking
- Ideal FIRST HOME
- Local shops, schools & amenities





the details...

## CHECK OUT this LOVELY MID TERRACE HOME

Located in a quieter part of the town, adjacent to part of the country park and local children's play area in a dead-end road, so little passing traffic. The new Town Centre is only a short walk away with the local Pub. Close by are schools, public transport, County Park and Rail Station.

Set back from the road with two Off Road Parking spaces, the Entrance Hall has the ground floor Cloakroom.

Then on through to the Living Room that overlooks the front and has an understairs storage cupboard. Here you go through to a good size Kitchen Dining Room with French doors that lead out to a modern patio and sizable rear Garden that is not really overlooked. There is a modern Kitchen with plenty of work surfaces, storage cupboards, an electric oven, hob and cooker hood.

Another window overlooks the rear Garden. There is space and plumbing for a washing machine, dishwasher, and fridge/freezer.

Upstairs there are three Bedrooms, the main one with an En-suite Shower and a separate Bathroom, again additional storage cupboards. The rear two Bedrooms have a green and leafy view.

The rear Garden is larger than average, low maintenance with a modern paved patio space and at the bottom a secure pathway with gate leading around to the front.

Tenure: Freehold  
Council Tax Band C

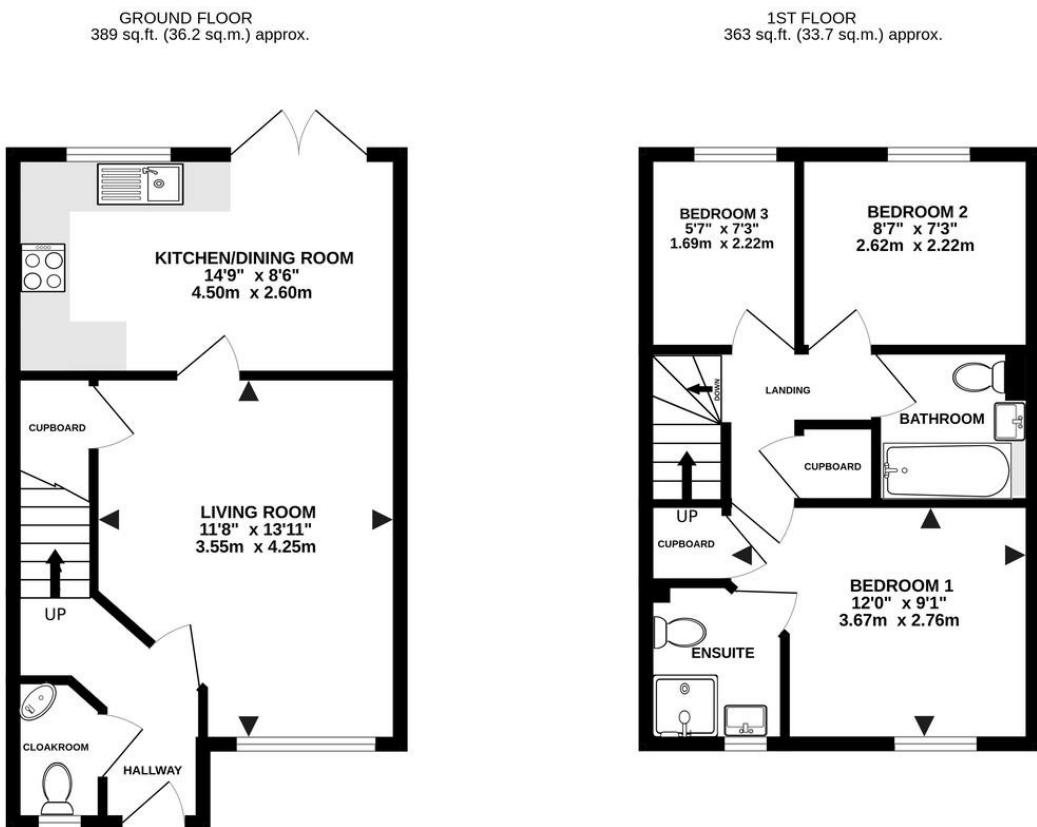


what the owner loves most...

The house is just tucked away from the main town, so a little quieter with far less passing traffic and a much bigger than normal Garden that is not really overlooked, private and sunny.



## the floorplan...



**3 BEDROOM SEMI DETACHED**

**TOTAL FLOOR AREA: 743sq ft. (69.0 sq.m.) approx.**

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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**





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