



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.

92 Buzzard Way | Exeter | EX5 7GX





PROPERTY TYPE

Mid Terrace House



SIZE

718 sq ft



LOCATION

Town



AGE

New Build



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...

- 3 Bedrooms
- Larger than average Garden
- Secluded plot
- Living Room
- Kitchen Dining Room
- Ensuite Shower, Bathroom & Cloakroom
- Close to Country Park, Play Area & Town Centre
- Ideal FIRST HOME
- Potential Buy To Let opportunity





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 moder 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 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...

Such a light bright home – lovely spacious Garden in a much quieter part of Cranbrook Town, with the Pub not far!



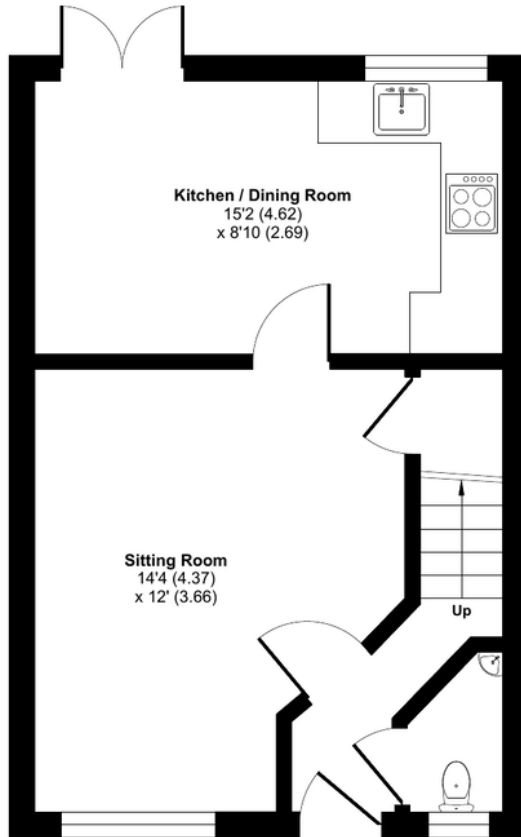
the floorplan...



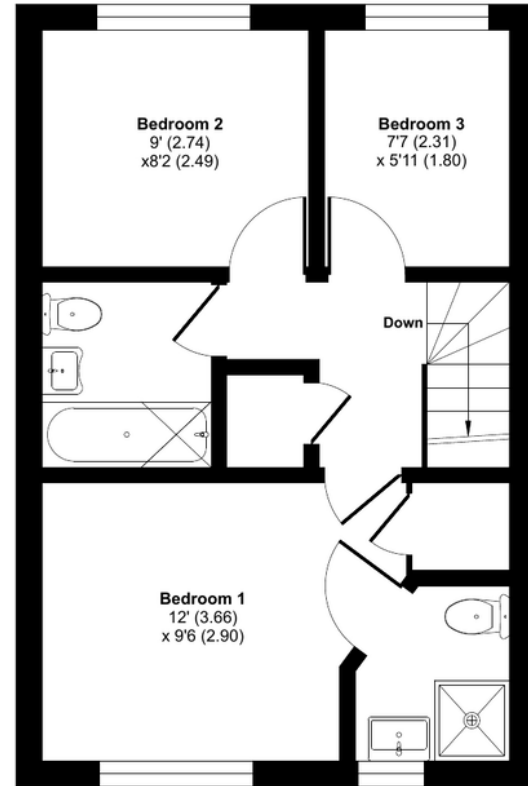
Buzzard Way, Cranbrook, Exeter, EX5

Approximate Area = 718 sq ft / 66.7 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). © n1checom 2024. Produced for Ashtons Complete (Complete Property). REF: 1134179



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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





Need a more complete picture? Get in touch with your local branch...

Tel [01392 422500](tel:01392422500)
Email exeter@completeproperty.co.uk
Web completeproperty.co.uk

Complete
141 Younghayes Rd
Cranbrook
EX5 7DR

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