



End Terrace HOME

CHECK OUT this modern End Terrace HOME. IDEAL First Time Buy or Rental Investment. Short walk to new Town Centre, Pub, Shops & Schools. Open Plan Live/Eat + modern Kitchen area, Lounge space overlooking the Garden & Terrace. 2 Double Bedrooms, Bathroom, Off Road Parking.

15 Birch Way | Exeter | EX5 7FW



thoroughly good property agents



PROPERTY TYPE

End Terrace House



SIZE

542 sq ft



LOCATION

Cranbrook, 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

82 B



COUNCIL TAX BAND

B



in a nutshell...

- Open Plan Live Eat
- Modern Kitchen Space
- Lounge Area overlooking Garden
- 2 Double Bedrooms
- Bathroom
- Garden & Terrace
- Off Road Parking
- IDEAL First Home or Rental Investment
- Close to new Town Centre





the details...

CHECK OUT this modern End Terrace Home.

Birch Way is tucked off the main through of Cranbrook Town with the House situated at the end of a dual cul de sac, with little passing traffic. Well-presented throughout the property would make an ideal First Time Home or Rental Investment. Set back from the cul de sac, there is an area of Off-Road Parking and Garden area.

The main Open Plan Live/Eat space gives a modern Kitchen area that overlooks the front, with breakfast bar, plenty of storage cupboards, space for a fridge/freezer, washing machine and an electric oven, hob & cooker hood. Plenty of work-surfaces and a window that overlooks the front.

The Living area has French Doors that lead out to the deck terrace and Garden space, private and Sunny, with room for furniture and an understairs area ideal for home office space.

The first floor has 2 Double Bedrooms one overlooking the front and one the rear, lots of natural light and a Bathroom with Shower.

Side gated access leads back around the front to an area for Off Road Parking, fitting two cars.

A lovely home, well worth a look!

Tenure: Freehold
Council Tax Band B



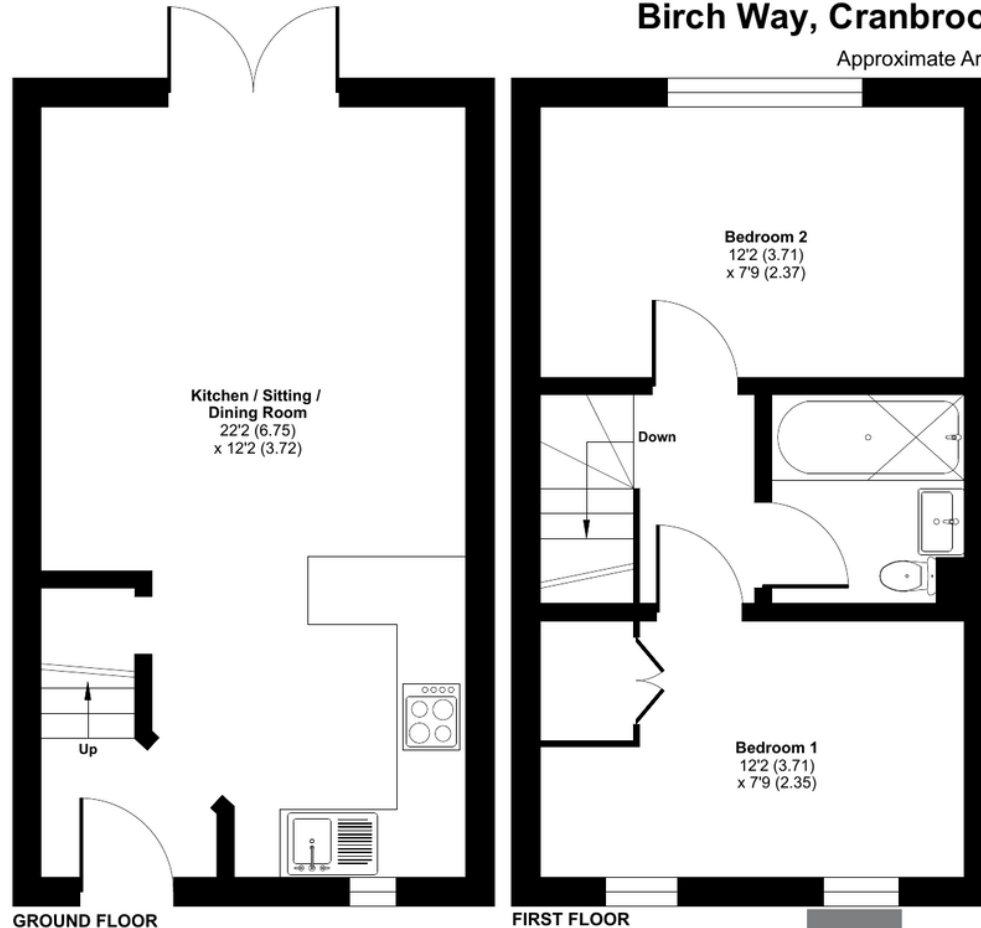
the floorplan...



Birch Way, Cranbrook, Exeter, EX5

Approximate Area = 542 sq ft / 50.3 sq m

For identification only - Not to scale



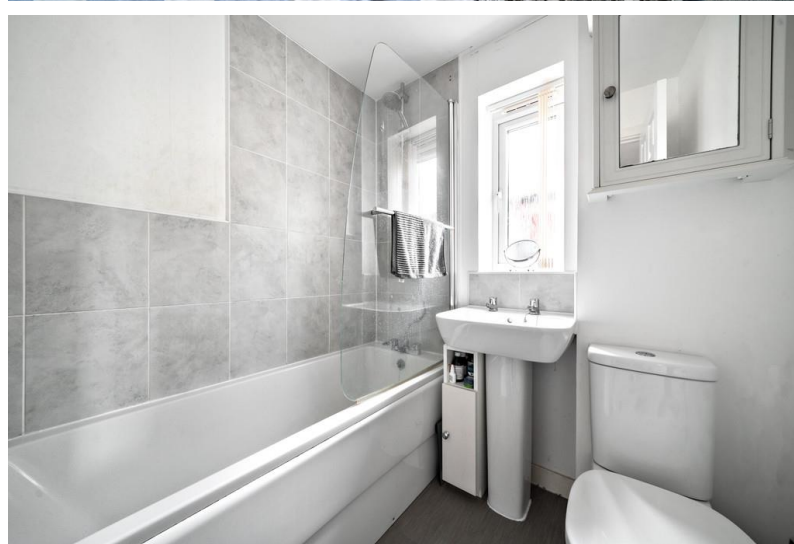
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bear in mind...

Cranbrook is a growing town and will have all the facilities needed for the whole family!

Such as good schools, town centre, youth centre, local shops, and a great pub!



the location...

The popular new town known as Cranbrook is located on the outskirts of the historic city of Exeter. 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. 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 highly regarded primary and secondary schools. Arriving soon a new town centre, shops and Morrisons supermarket.

Shopping

Late night pint of milk: Co-op

Town centre: The property is in the centre of the town

Supermarket: Sainsbury's 4 miles

Relaxing

Beach: Exmouth

Park: Country Park

Travel

Bus stop: Younghayes Road

Train station: Cranbrook

Main travel link: M5

Airport: Exeter

Schools

St Martins Primary School: approx.

Cranbrook Education Campus:



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

Tel [01392 422500](tel:01392422500)
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EX5 7DR

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