



Mid Terrace Home

CHECK OUT this well presented, TWO DOUBLE BEDROOM HOME + SOUTH WEST facing GARDEN, OFF ROAD PARKING for two cars. Situated in a quiet corner of the popular new town of Cranbrook. Modern Kitchen, Living Dining Room. Bathroom & Cloakroom. IDEAL FIRST HOME or Buy To Let Investment.

3 Island Avenue | Exeter | EX5 7HL





PROPERTY TYPE

Mid Terrace House



SIZE

602 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

84 B



COUNCIL TAX BAND

B



in a nutshell...

- Popular Location
- 2 Double Bedrooms
- Modern Kitchen
- Living Dining Room
- South West Facing Garden
- Off Road Parking for 2
- IDEAL FIRST HOME
- Buy To Let Opportunity
- Local Shops, Schools, Transport Links





the details...

Welcome to 3 Island Avenue, a perfect retreat for First Time Buyers, Downsizers or Small Families.

Well looked after by it's current owners this fantastic property is ready to be moved into. Taylor Wimpey Build, modern Mid Terrace Home. From the front door you are welcomed into a spacious hallway leading to the Kitchen and Cloakroom.

The neutral colour scheme is perfect for those wanting to put their own stamp on a property. High specification Amtico flooring leads through to a separate Living/Dining Room with French doors giving a bright and airy feel, leading to a well stocked, South-West facing Garden.

Upstairs you will find two Double Bedrooms separated by a tastefully finished Bathroom.

Outside there is a driveway for two cars, and even potential to add additional parking if required.

Services:

The vendor has advised the property benefits from mains Electricity, Water and Drainage. Heating and Hot Water is provided via a District Heating System (EON heat source pump). Broadband in contract with BT (fibre to property). Mobile signal: Several networks currently showing as available at the property.

Tenure: Freehold
Council Tax Band B



what the owner loves most...

“the lovely sunny garden on hot day, we also love the local neighbourhood and facilities around us”

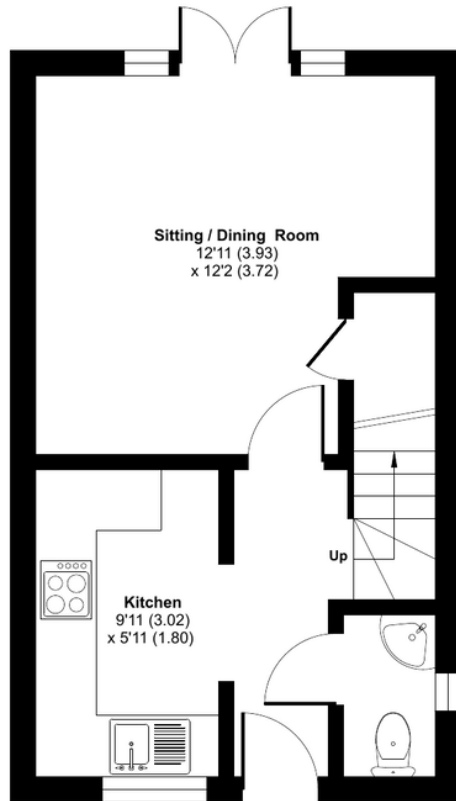




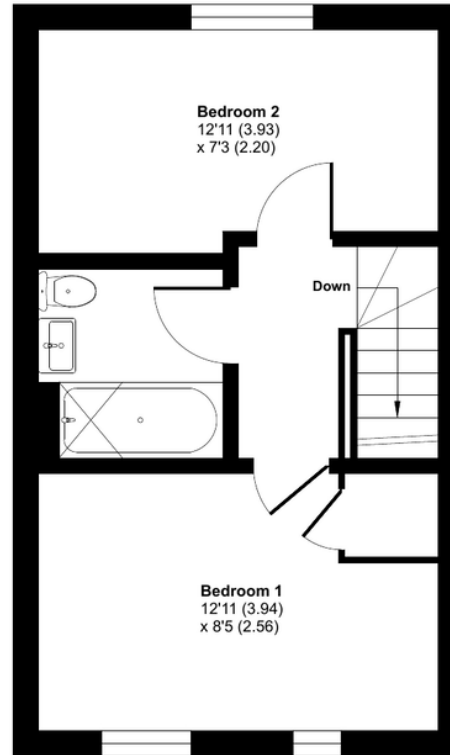
Island Avenue, Cranbrook, Exeter, EX5

Approximate Area = 585 sq ft / 54.3 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). © ncthecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1131774



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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...

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