



## Modern End-Terrace HOME

CHECK OUT this modern, beautifully presented End-Terraced HOME in Cranbrook with 3 bedrooms, living room, separate kitchen/dining room, bathroom and en-suite shower room. Benefiting from a rear garden and two parking spaces with an EV charger and only a short distance from the town centre and shops.

**21 Buzzard Way | Exeter | EX5 7GQ**

**complete.**

thoroughly good property agents



PROPERTY TYPE

End Terraced House



SIZE

763 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Off Road Parking, EV  
Charging (private)



OUTSIDE SPACE

Garden



EPC RATING

83B



COUNCIL TAX BAND

C



### in a nutshell...

- 3 Bedrooms
- Living Room
- Contemporary Kitchen/Dining Room
- En-suite Shower, Bathroom and Cloakroom
- Enclosed Rear Garden
- Off Road Parking for Two Cars with EV Charger
- Close to the New Town Centre
- Local Schools & Rail Station
- Easy access to M5, Exeter & A30





## the details...

A paved pathway leads through the graveled front garden and welcomes you to the main entrance. Stepping inside, you're greeted by a pleasant hallway, where a useful ground-floor cloakroom includes a WC and washbasin. The carpeted staircase ascends to the first floor.

To the right of the hallway, you'll find a well-proportioned living room, brightened by a large window overlooking the front of the property. An under-stairs cupboard offers practical extra storage, and a further door leads through to the kitchen/dining room.

This space is filled with natural light, thanks to a side window and French doors that open straight out to the garden. The kitchen offers plenty of worktop areas and a contemporary selection of fitted units, paired with coordinating wall cupboards to maximise storage. Integrated appliances include an electric slide-and-hide oven, induction hob, extractor fan, fridge/freezer, washing machine and dishwasher. With ample room for a dining table and effortless flow to the garden, it's a superb setting for day-to-day living as well as hosting guests.

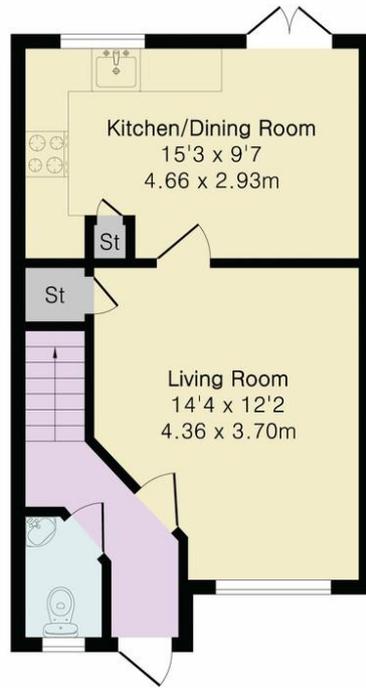


## the floorplan...

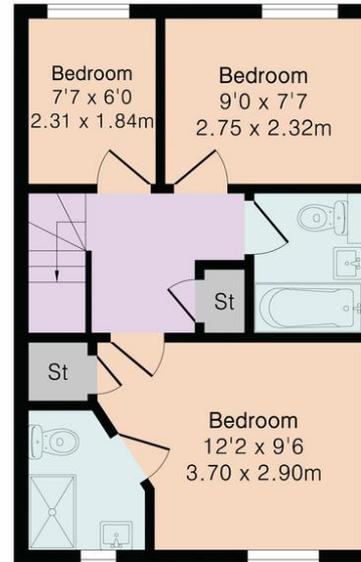
**Approximate Gross Internal Area 763 sq ft - 71 sq m**

Ground Floor Area 391 sq ft – 36 sq m

First Floor Area 372 sq ft – 35 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**complete.**

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Upstairs, there are three bedrooms, two of which are well-proportioned doubles. The master bedroom is a generous double with a built-in cupboard and an en-suite shower room that includes a corner shower, a wash basin and a WC. The two additional bedrooms are light and airy, both carpeted and overlooking the rear garden. A further built-in cupboard sits on the landing and has been fitted with hanging rails to make the most of the space.

Completing the accommodation is the family bathroom, offering practical vinyl flooring and comprising a tiled bath with shower, wash basin and WC.

Outside, the rear garden is mainly laid to lawn with a patio area and a side gate that leads directly to the driveway, where there is space to park two cars along with EV charging.

Tenure - Freehold  
Council Tax Band C





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

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

Complete  
141 Younghayes Rd  
Cranbrook  
EX5 7DR

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