



£250,000

Buzzard Way, Cranbrook, Exeter

End of Terrace | 3 Bedrooms | 1 Bathroom

Landline:- 01392 469333



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Step Inside

Key Features

- End Terrace Townhouse
- Three Bedrooms
- Open Plan Kitchen/Living Space
- Accommodation Arranged Over Three Floors
- Off Road Parking
- South Facing Enclosed Garden
- Ideal For First Time Buyer or Buy To Let Investment
- Close Proximity To Excellent Transport Links, Schools & Amenities
- Close Proximity to the Country Park

Property Description

* THREE BEDROOM END TERRACE TOWNHOUSE * OPEN PLAN LIVING * OFF ROAD PARKING * ARRANGED OVER THREE FLOORS * CONVENIENT GROUND FLOOR CLOAKROOM * SOUTH FACING REAR GARDEN * COMPLETE UPPER CHAIN *

Main Particulars

An opportunity to purchase this modern end terrace three bedroom townhouse arranged over three floors, located in the new town of Cranbrook, a short walk from the schools, parks, shops and amenities, and with excellent road and rail links to the city of Exeter.

The ground floor has been designed with open plan living in mind, connecting the kitchen and living room as one, making this a real hub of this home. With a modern fitted kitchen that has plenty of worktop space including a range of fitted units providing ample storage and breakfast bar. Equipped with an integrated electric oven, hob and stainless steel extractor hood, a space for an upright fridge/freezer and plumbing beneath the worktop for a washing machine.

The living area has plenty of light from French doors to the garden and there is a convenient ground floor cloakroom with a WC and wash basin.

On the first floor, there are two bedrooms, a double and an L shaped single, and a family bathroom. The staircase continues up to the top floor, with landing and handy linen/storage cupboard and door into the master bedroom which is an excellent double filled with plenty of naturally flowing light from Velux skylights.

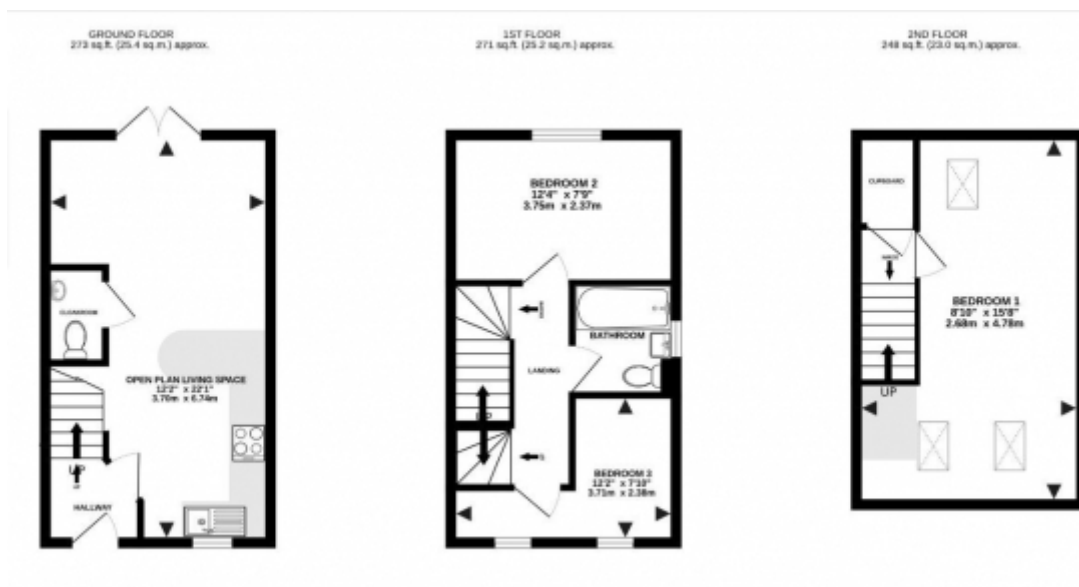
Outside, the south facing rear garden is fully enclosed making it safe for both children and pets, and is low maintenance with a paved patio and large grass lawn, making a great outside space for entertaining, be it a family barbecue or alfresco dining. There is a timber garden shed and a gate at the side providing alternative access to the front. At the front of the property is a driveway with space for two cars, with more parking available on-road nearby if required.

The new town of Cranbrook is a popular residential area with easy access to public transport and major transport links including the M5, A30, Exeter International Airport, Sowton Industrial Estate, the Met Office and Cranbrook train station which has a direct train to Exeter and London Waterloo. The property is conveniently located to the St Martin's C of E Primary and Nursery School, Cranbrook Education Campus, Cranberry Farm Public House, the Country Park, local shop and new supermarket.

Council Tax Band: C

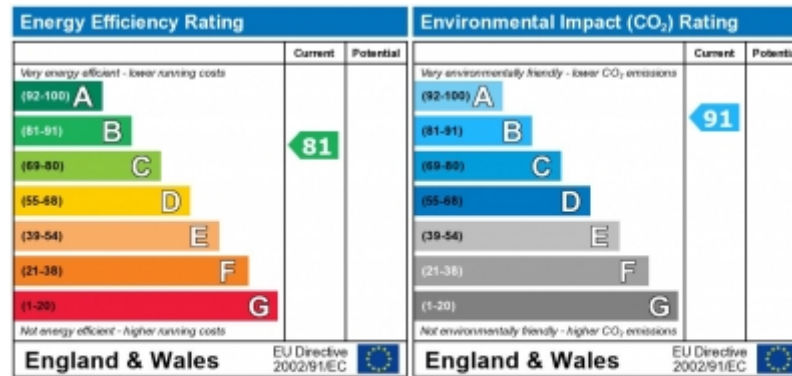
Tenure: Freehold





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)

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