



£106,750 Fixed Price

58 Badger Way Cranbrook Exeter EX5 7FP

Town House | 3 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- Shared Ownership - 35%
= £106,750
- 3 good sized bedrooms
- Bathroom
- Living Room
- Kitchen/Dining room
- Rear enclosed garden
- Two allocated car parking spaces
- Terraced property
- Leasehold
- Council Tax C

Main Particulars

SHARED OWNERSHIP - An opportunity to purchase a 35% share (£106,750.00) in this well presented three bedroom townhouse complete with two parking spaces and a rear garden. To the front of the property is a good sized living room while to the rear is a modern fitted kitchen/ dining room with double doors to the rear garden. On the first floor is two good sized bedrooms and family bathroom. To the second floor is a large master bedroom. The property is located in Cranbrook which offers a selection of services including a pharmacy, local convenience store, post office and schools and local transport.

Front Door leading to

Hallway - Coat hook, radiator, wood effect flooring throughout the whole of the ground floor.

Lounge - 4.53m x 3.56m, window to the front aspect, radiator, under stairs storage cupboard.

Cloakroom - Low level WC pedestal, wash hand basin with single tile splash back, radiator, extractor fan

Kitchen/Diner - 3.57m x 2.68m. The kitchen area has a range of base cupboards, drawers and matching wall units, plumbing for a washing machine, floor space for an upright fridge/freezer. There is a single fan-oven with a electric hob and extractor hood, stainless steel single sink and drainer with mixer taps, a double glazed window to the rear aspect. There is an area for a dining table, radiator and double glazed doors leading to the rear garden.

Stairs to first floor landing

Landing - radiator, doors leading to:-

Bedroom 2 - 3.57m x 3.22m, Double bedroom, Windows to the front aspect, radiator, carpet.

Bathroom - 2.39m x 1.71m, matching suite comprising WC, hand basin and bath with shower screen and an electric shower, wood effect flooring, glass mirror and a chrome towel rail

Bedroom 3 - 3.61m x 2.71m, Double bedroom, window to the rear aspect, radiator, Carpet.

Stairs to the second floor landing - carpeted, airing cupboard.

Master Bedroom - 6.86m x 3.64m, A large and spacious room with a velux window in the roof to rear aspect, and window to the front aspect, radiator, carpet, loft hatch to small loft space for storage. Room for dressing table and triple wardrobes.

Outside - To the front of the property is two allocated parking spaces with a small area of gravel. To the rear is a private and fully enclosed garden making it safe for children and pets. There is a paved patio area which is great for entertaining, be it alfresco dining or a barbecue and a lawn area with outside light and tap. A gate provides access to the rear of the property and side lane with a security light.

*Service Charge/Building Insurance £11.58 per month

*Rent TBC

PLEASE READ - You will need to apply with Help to Buy South who will confirm your eligibility. Once confirmed, you must register your interest in the property, if it is listed on Help to Buy. The sooner you register with Help to Buy South the better, as we cannot proceed without it. Make sure you register interest in the specific property you wish to apply for, if it is listed on Help to Buy and provide Live West your 11 digit reference number so

they can access and progress your application.





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

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