



Welcome to the market this 3-bedroom link detached house. The property offers parking, a garage, a great size garden, three good size bedrooms, and the benefit of a utility room. Located within the sought-after area of Cranbrook in a quiet cul-de-sac close to local amenities.

3 Water Lake Avenue | Exeter | EX5 7HW





PROPERTY TYPE

Link Detached



SIZE

946 sq ft



LOCATION

Cranbrook



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH  
District heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING



COUNCIL TAX BAND

D



### in a nutshell...

- Quiet cul-de-sac
- Off Road Parking and garage
- Link-detached house
- Open plan kitchen/dining
- Private rear garden
- Benefit of the utility room
- Great schools and local amenities
- Excellent travel links to Exeter
- Family-Friendly Area





## the details...

Guide price: £360,000-£370,000

A beautifully presented three-bedroom link detached home located in the sought-after residential area of Cranbrook, Exeter. Offering approximately 946 sq ft of well-planned accommodation, this modern property provides comfortable family living with the added benefit of a garage, driveway parking, utility room and a private rear garden.

The ground floor offers a welcoming entrance hall, a spacious living room filled with natural light, and a modern fitted kitchen/dining area ideal for both everyday family life and entertaining. The separate utility room provides valuable additional space for appliances and storage. The W.C completes the ground floor.

Upstairs, the property benefits from three well-proportioned bedrooms, including a main bedroom, along with a modern family bathroom and en-suite bathroom.

Outside, the home enjoys a rear garden and patio area, perfect for relaxing or outdoor dining, together with off-road parking and a garage. Situated in a convenient Cranbrook location close to local amenities, schools, green spaces and transport links, this property offers an excellent opportunity for families, first-time buyers or investors.



## what the owner loves most...

The quiet location and bright reception rooms.



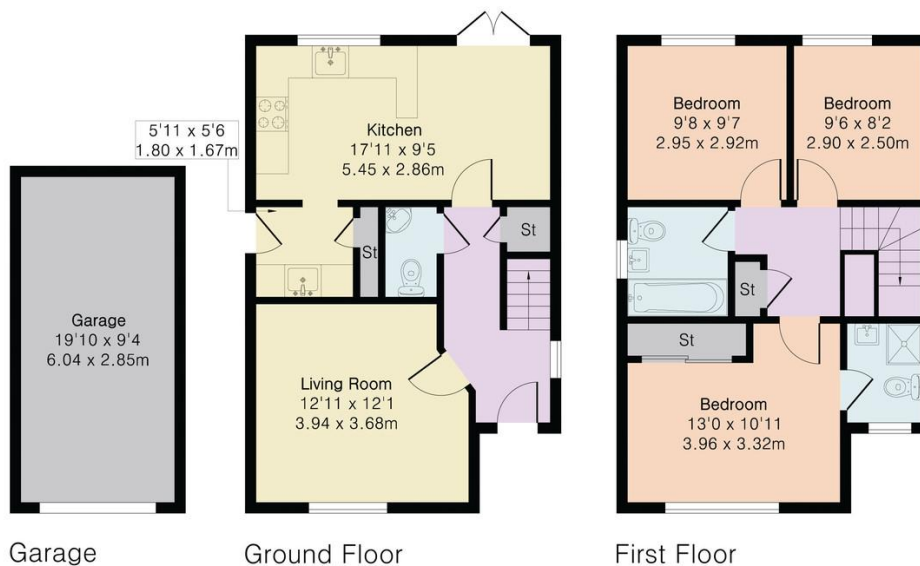
the floorplan...

**Approximate Gross Internal Area 946 sq ft - 88 sq m  
(Excluding Garage)**

Ground Floor Area 473 sq ft – 44 sq m

First Floor Area 473 sq ft – 44 sq m

Garage Area 185 sq ft – 17 sq m



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

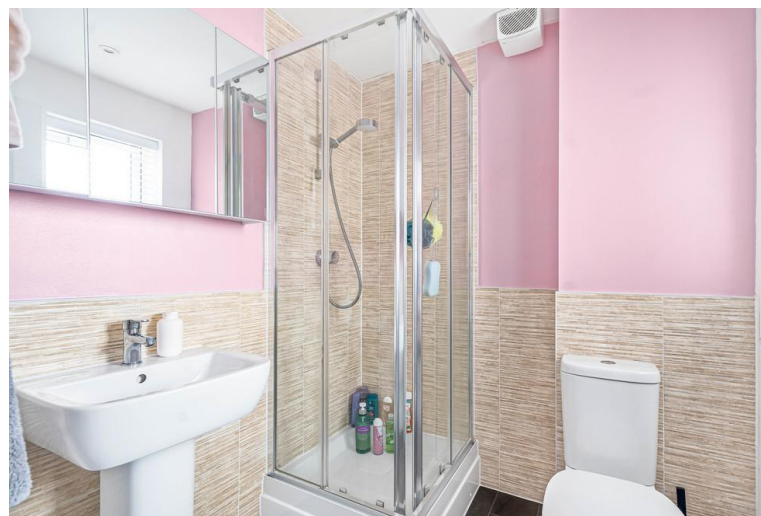
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bear in mind...

The property is in a quiet cul-de-sac location and is a perfect family home.



Upstairs, the property benefits from three well-proportioned bedrooms, including a main bedroom, along with a modern family bathroom and en-suite bathroom.

Outside, the home enjoys a rear garden and patio area, perfect for relaxing or outdoor dining, together with off-road parking and a garage. Situated in a convenient Cranbrook location close to local amenities, schools, green spaces and transport links, this property offers an excellent opportunity for families, first-time buyers or investors.

**Council tax: D**  
**Tenure: Freehold**  
**East Devon District Council**





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

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