



Modern End-Terrace Town House

CHECK OUT this modern End-Terraced HOME in Cranbrook. Arranged over 3 floors with 3 Bedrooms, Living Room/Dining Room, Kitchen, Bathroom, En-suite Shower Room and Downstairs Cloakroom. This property is beautifully presented with lot's of space and natural light, benefiting from an Enclosed Rear Garden, Off Road Parking and a Garage. Only a short distance from the new town centre and local amenities.

28 Rush Meadow Road | Exeter | EX5 7GB





PROPERTY TYPE
Town House



SIZE
1,066 sq ft



LOCATION
Town



AGE
Modern



BEDROOMS
3



RECEPTION ROOMS
1



BATHROOMS
2



WARMTH
District Heating System



PARKING
Garage, Off Road Parking



OUTSIDE SPACE
Garden



EPC RATING
86B



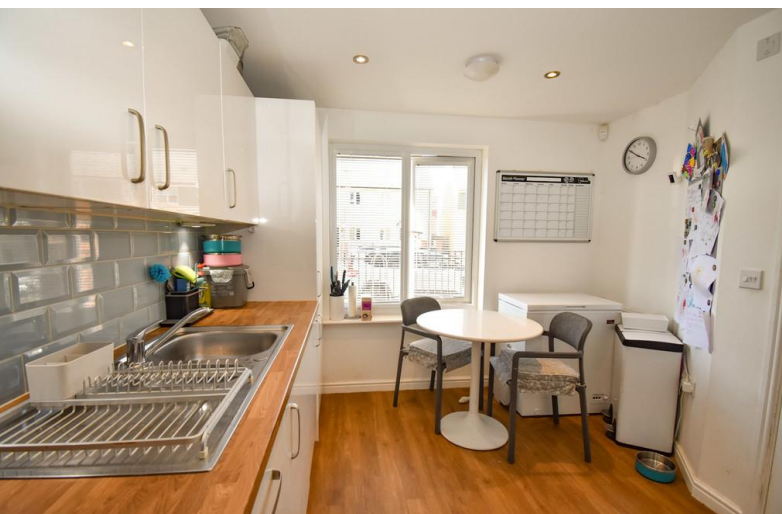
COUNCIL TAX BAND
D



in a nutshell...

- 3 Bedrooms
- Stylish Kitchen
- Sitting Room/Dining Room
- Enclosed Rear Garden with Integrated Hot Tub
- En-suite Shower, Bathroom and Cloakroom
- Garage and Off-Road Parking
- Close to New Town Centre
- Close to Schools & Shops & Country Park
- Easy access to M5 & A30 & Rail Station





the details...

A paved pathway leads through the well stocked front garden to the front door which is sheltered beneath a storm porch. Inside, this property is well presented with light and neutral décor and feels warm and welcoming with community central heating and double glazing. Arranged over three floors this home offers spacious and versatile accommodation, perfect for family living.

Once inside, there is an entrance hallway with space to hang your coats, useful under stair storage and a convenient downstairs cloakroom. The Ground Floor is comprised of a modern Kitchen with integrated electric oven, ceramic hob, fridge/freezer, washing machine, dishwasher and a sitting room with plenty of space for a dining room table and french doors leading to the rear garden.

Carpeted stairs rise to the first floor landing. A window to the front of the property ensures this floor is flooded with natural light. On this floor there is two Bedrooms. Bedroom two is a generous double, with views over the back garden, generous fitted wardrobes and plenty of space for further furniture. Bedroom three is a bright and airy room benefiting from a window overlooking the front of the property. Completing the first floor is the modern family bathroom with a tiled bath with integrated shower over, wash basin, WC and heated towel rail. The floor is fully tiled in a neutral tone and there is a built in shelf, perfect for displaying houseplants or ornaments.

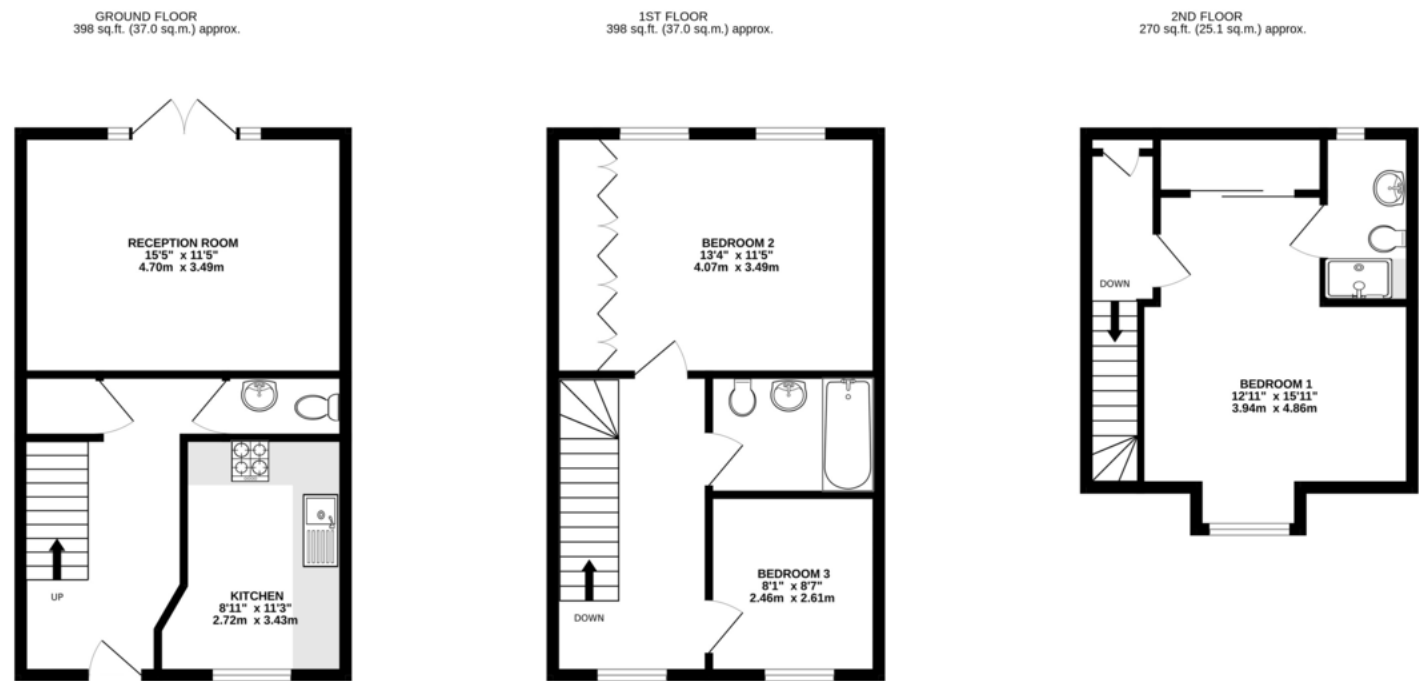
Carpeted stairs lead to the Master Bedroom on the second floor. A useful storage cupboard can be found just outside of the door. The Master Bedroom is a spacious room with space for at least a double bed and has the added luxury of an En-suite with a shower, wash basin, WC and heated towel rail.

Outside, the rear garden is beautifully presented and fully enclosed making it safe place for children and pets. There is a small patio with a paved pathway that leads down to the integrated Just Luxe Värma hot tub. The garden is well stocked with mature shrubs and benefits from an automated awning to shade both the garden and Sitting Room. A gate at the bottom of the garden leads down a short pathway to the Garage and Off-Road Parking.

Tenure - Freehold
Council Tax Band D



the floorplan...



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.
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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 and a new town centre, shops and Morrisons supermarket.

Shopping

Late night pint of milk: Morrisons (0.6 miles)
Town centre (0.6 miles)
Supermarket: Morrisons (0.6 miles)

Relaxing

Beach: Exmouth (12.4 miles)
Park: Country Park

Travel

Bus stop: Rush Meadow Road (0.2 miles)
Train station: Cranbrook (1.5 miles)
Main travel link: M5
Airport: Exeter (3.4 miles)

Schools

St Martins Primary School (0.5 miles)
Cranbrook Education Campus (0.5 miles)

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7GB**





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