



## Modern Semi-Detached Home

CHECK OUT this modern semi-detached HOME in Cranbrook with 3 bedrooms, living room, separate kitchen/dining room, bathroom and en-suite shower room. This property is beautifully presented with lot's of space and natural light, benefiting from a rear garden and two parking spaces and only a short distance from the town centre and shops.

83 Rush Meadow Road | Exeter | EX5 7HA







PROPERTY TYPE

Semi-Detached House



SIZE

734 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

83B



COUNCIL TAX BAND

C



### in a nutshell...

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





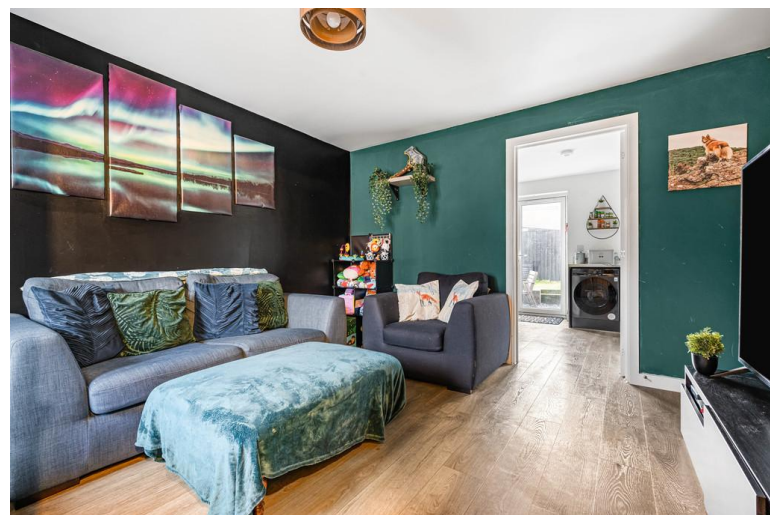


## the details...

A neatly maintained pathway leads through the gravelled front garden to the front door, opening into a welcoming entrance hallway. Here, a ground-floor cloakroom offers convenience, complete with a WC and corner basin. A carpeted staircase rises to the first floor, while the interior showcases attractive décor throughout, creating a bright, modern, and inviting atmosphere.

To the left, a door opens into a well-proportioned living room, bathed in natural light from a front-facing window. A useful under-stairs cupboard provides additional storage, while another door leads into the spacious kitchen/dining room.

This area enjoys an abundance of light from both a window and French doors that open directly onto the garden. The kitchen boasts ample worktop space and a sleek range of black fitted units, complemented by matching wall cabinets for generous storage. Integrated appliances include an electric oven, electric hob, and fridge/freezer and dishwasher as well as a dedicated space for a washing machine. With plenty of room for a dining table and seamless access to the garden, this space is ideal for both everyday living and

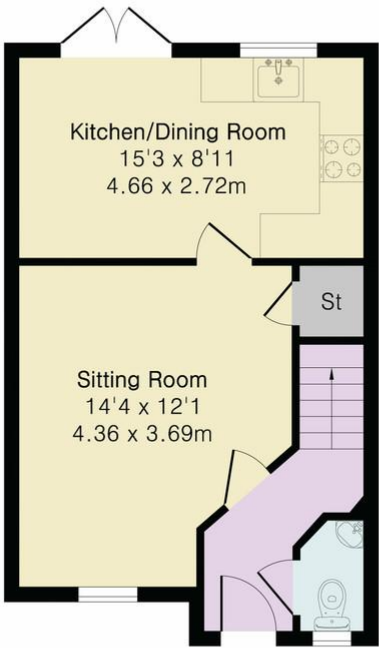


the floorplan...

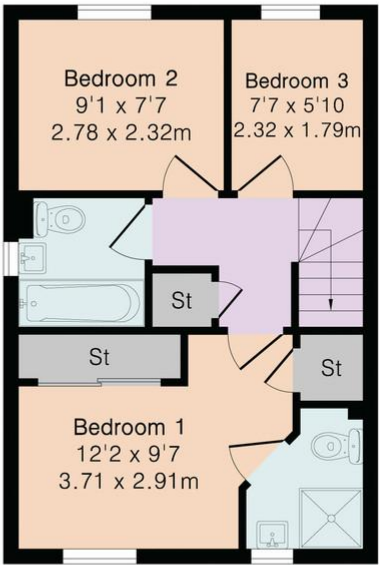
Approximate Gross Internal Area 734 sq ft - 68 sq m

Ground Floor Area 374 sq ft – 35 sq m

First Floor Area 360 sq ft – 33 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.



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Upstairs, there are three bedrooms, two of which are well-proportioned doubles. The master bedroom is a generous double, featuring, carpeted floors and a stylish en-suite shower room with a tiled shower, wash basin, WC, and heated towel rail. The two additional bedrooms are light and airy, both carpeted and overlooking the rear garden.

Completing the accommodation is the family bathroom, offering practical vinyl flooring and comprising a bath with shower over, wash basin, WC and heated towel rail. A useful cupboard is located on the landing, along with a ceiling hatch providing access to the loft space.



The rear garden has been thoughtfully arranged across two levels, creating a versatile and inviting outdoor space. From the french doors, the first tier opens onto a decoratively graveled area. Steps lead to the upper level, which is predominantly laid to lawn and complemented by a decked area offering additional space for furniture. Fully enclosed, the garden provides a secure setting, perfect for children and pets. A rear gate offers convenient access to the two allocated parking spaces situated directly behind the property.

Tenure - Freehold  
Council Tax Band C











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