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38 Radfords Turf, Cranbrook, Devon, EX5 7DX



SOUTHGATE
ESTATES

£285,000





38 Radfords Turf, Cranbrook

38 Radfords Turf is a well laid out modern semi-detached property, located in Cranbrook. The living accommodation is arranged over two floors and offers an open-plan living room to the ground floor, as well as a downstairs WC and a breakfast kitchen. To the first floor, there are three well-proportioned bedrooms, a family bathroom and the master bedroom has an ensuite shower room.

Originally built in 2020, the property benefits from a modern and contemporary feel, with wood-effect flooring and modern fittings throughout. The well-appointed kitchen has a large window to the front aspect and includes a range of gloss-fronted cabinets, an induction hob, and integrated appliances. There is LED under-cabinet and plinth lighting, along with space for a small table and chairs. The spacious living room offers French doors opening to a patio area in the rear garden.

Externally, the property has a fully enclosed rear garden that includes a lovely patio area leading directly from the living room's French doors. Access to the rear garden is via a pedestrian gate from the driveway, which is adjacent to the house. The private driveway facilitates parking for two cars.

As part of the Cranbrook development, the property has been designed with energy efficiency in mind. With an EPC rating of B and benefitting from use of the high-efficiency district heating scheme, low running costs have been prioritised in this development.

The popular area of Cranbrook itself offers a number of amenities on the doorstep, including various convenience stores, a selection of parks and walks, various Primary and Secondary schools, plus Cranbrook train station. The Jack in the Green Inn is also nearby, a popular gastropub with locally sourced food, as well as the Cranberry Farm pub. Cranbrook is well-placed for access to both the A30 and M5 for commuting.

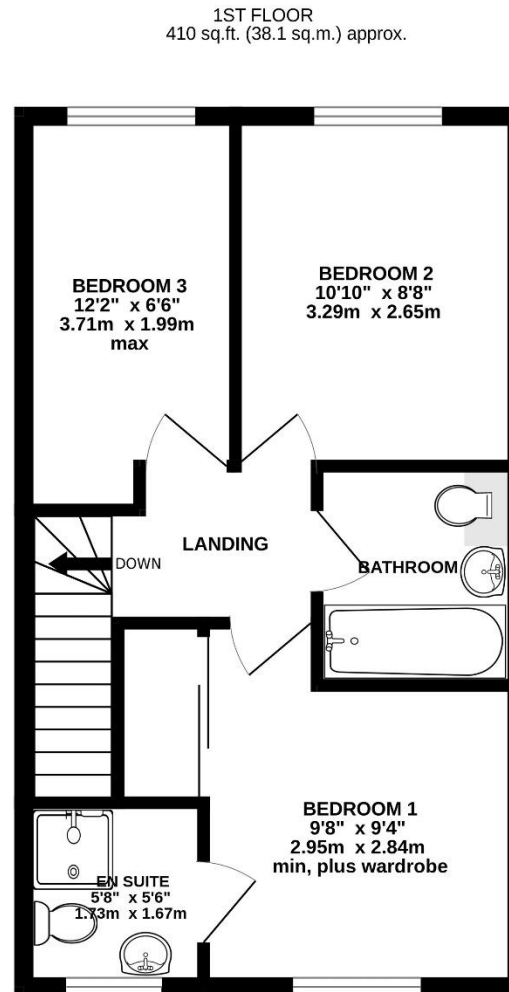
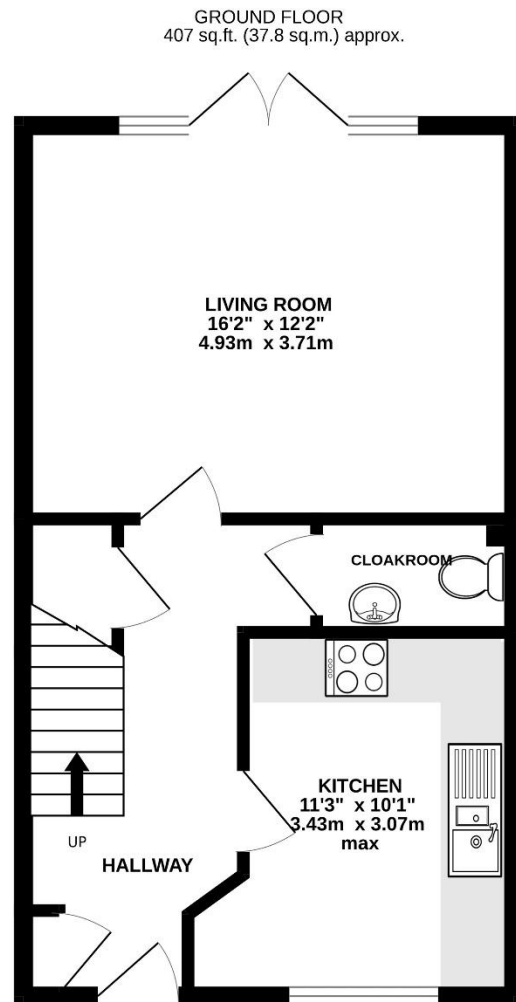
Property Information Tenure: Freehold. Council tax band: C.





- *3 Double Bedrooms*
- *Semi-Detached House*
- *Off-Road Parking For Up To 2 Cars*
- *Fully Enclosed Rear Garden With Side Access*
- *Well-Presented*
- *Convenient Location*





TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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