



Modern Mid Terrace HOME

CHECK OUT this modern, beautifully presented Mid-Terraced HOME in Cranbrook with 3 bedrooms, living room, separate kitchen/dining room, bathroom and en-suite shower room. Benefiting from a rear garden and two parking spaces with an EV charger and only a short distance from the town centre and shops.

79 Rush Meadow Road | Exeter | EX5 7HA



**PROPERTY TYPE**

Mid Terraced House

**SIZE**

753 sq ft

**LOCATION**

Town

**AGE**

Modern

**BEDROOMS**

3

**RECEPTION ROOMS**

1

**BATHROOMS**

2

**WARMTH**

District Heating System

**PARKING**

Off Road Parking, EV
Charging (private)

**OUTSIDE SPACE**

Garden

**EPC RATING**

84B

**COUNCIL TAX BAND**

C



in a nutshell...

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





the details...

A well-kept path leads through the graveled front garden and welcomes you to the main entrance. Stepping inside, you're greeted by a pleasant hallway, where a useful ground-floor cloakroom includes a WC and washbasin. The carpeted staircase ascends to the first floor, and the home's stylish décor continues throughout, offering a light, contemporary feel that's both warm and welcoming.

To the right of the hallway, you'll find a well-proportioned living room, brightened by a large window overlooking the front of the property. An under-stairs cupboard offers practical extra storage, and a further door leads through to the kitchen/dining room.

This space is filled with natural light, thanks to a side window and French doors that open straight out to the garden. The kitchen offers plenty of worktop areas and a contemporary selection of fitted units, paired with coordinating wall cupboards to maximise storage. Integrated appliances include an electric oven, and ceramic hob as well designated spaces for a fridge/freezer, washing machine and dishwasher. With ample room for a dining table and effortless flow to the garden, it's a superb setting for day-to-day living as well as hosting guests.

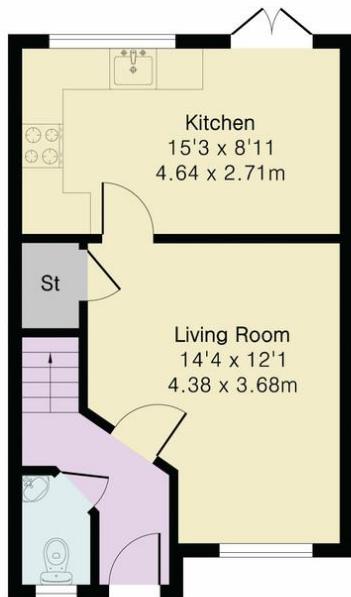


the floorplan...

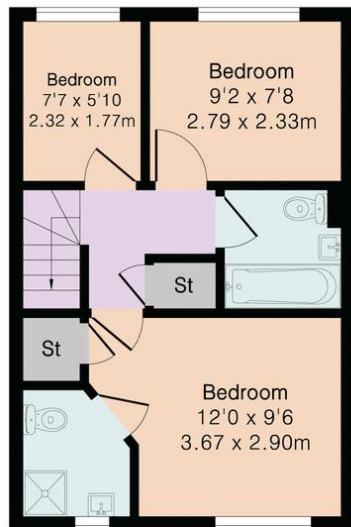
Approximate Gross Internal Area 735 sq ft - 69 sq m

Ground Floor Area 374 sq ft - 35 sq m

First Floor Area 361 sq ft - 34 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 tiled bath with shower over, wash basin and WC. A useful cupboard is located on the landing, along with a ceiling hatch providing access to the loft space.

The rear garden has been landscaped over two levels, both laid to patio, with a rear gate providing direct access to the two off-road parking spaces behind the property.

Tenure - Freehold
Council Tax Band C







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