



Modern Town House

CHECK OUT this modern and spacious Town House in Cranbrook featuring four bedrooms, a sleek master en-suite, an enclosed rear garden with extra outside space, plus a garage and off-road parking. Stylish, practical and ready to move into.

9 Southbrook Meadow | EX5 7DW

complete.

thoroughly good property agents



PROPERTY TYPE

Mid Terraced House



SIZE

1,332 sq ft



LOCATION

Exeter



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

73C



COUNCIL TAX BAND

D



in a nutshell...

- Modern Kitchen/Dining room
- Large, Light and Airy Living Room
- Four Well-Appointed Bedrooms
- En-suite, Family Bathroom and Cloakroom
- Enclosed Rear Garden
- Integral Garage and Off-Road Parking
- Easy access to M5 and A30
- Local Schools & Rail Station
- Excellent Transport Links

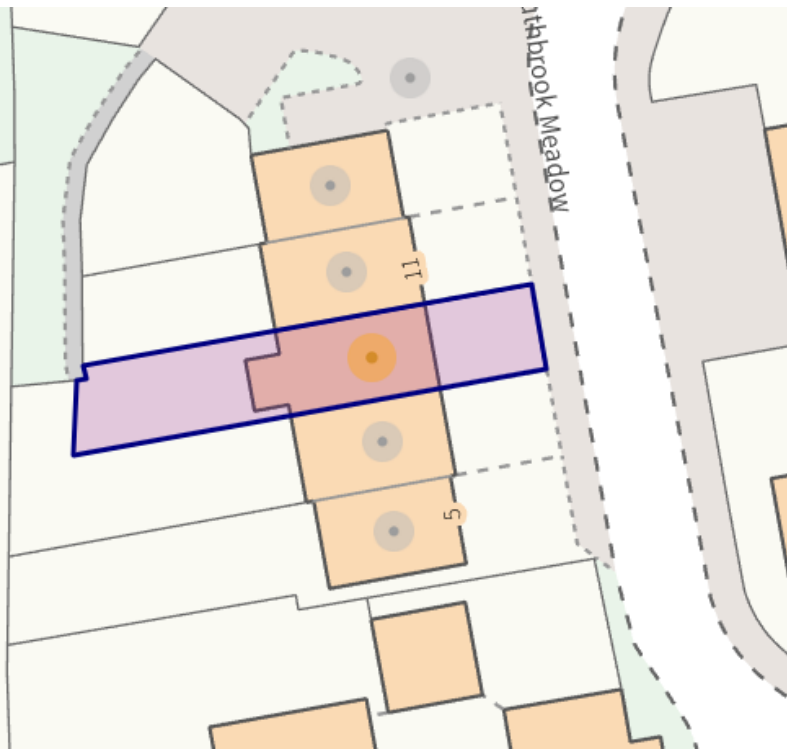




the details...

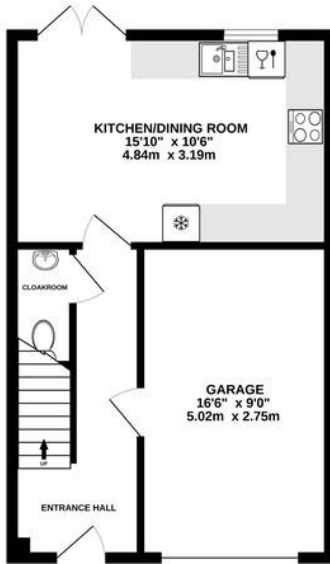
A paved pathway guides you past the driveway to the front door, sheltered beneath a storm porch. Inside, the entrance hallway includes a practical downstairs cloakroom, stairs rising to the first floor and an integral door leading straight into the garage.

To the rear of the property, the generously sized kitchen and dining room is filled with natural light from a window and French doors opening to the garden. It's finished with elegant gloss cream units and matching wall cabinets, a tiled splashback, a double oven with a ceramic hob and filter hood, a one and a half bowl sink with a mixer tap and flexible rinse nozzle, a dishwasher and a fridge/freezer, with dedicated space for a washing machine. There's plenty of room for a dining table, creating a flexible family space.

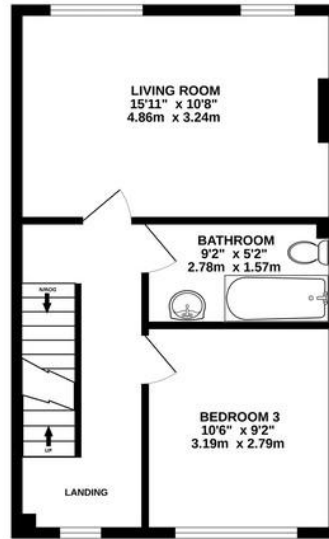


the floorplan...

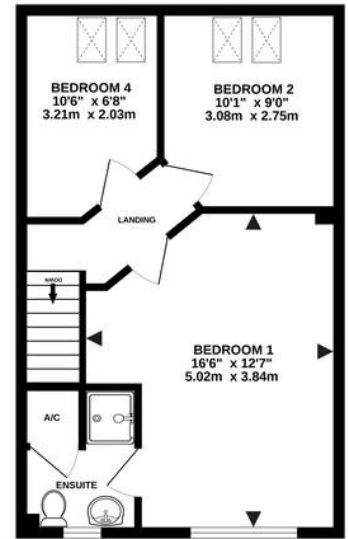
GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



2ND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1332 sq.ft. (123.8 sq.m.) approx.

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The first floor is comprised of a spacious living room flooded with light from two windows overlooking the rear garden, a well-appointed double bedroom and a modern bathroom with a bath and shower attachment, WC and wash basin.

The second floor offers three additional bedrooms, including a generous master bedroom with its own en-suite shower room, alongside a comfortable double bedroom and a well-proportioned single bedroom.

Outside, the south facing, rear garden is low maintenance and beautifully landscaped with a decorative paved terrace, an artificial lawn and areas of white gravel, all bordered by shrubs and plants. It's a great space for entertaining, whether that's alfresco dining or a summer barbecue. A rear gate opens to an additional area of garden where the vendor's currently have chickens. To the front of the property there is a tarmac driveway provides parking for one car with an electric vehicle charging point in front of the garage.

AGENTS NOTE - The photographs used in this listing were taken when the property was previously on the market with the same vendor. The layout and condition remain unchanged, although the furniture may have altered slightly as confirmed by the vendor.

Tenure - Freehold
Council Tax Band D







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

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