



Southbrook Meadow, Cranbrook, Exeter, EX5 7DW

Guide Price £299,500

3 2 1



A superbly presented mid-terraced family home, located on a sought-after and secluded development on the edge of Rockbeare and Cranbrook. The property is just a short walk from the popular Country Park, as well as excellent local amenities and transport links, with easy access to the M5 and Exeter Airport.

The well-proportioned and light-filled accommodation includes an entrance hallway with a cloakroom/WC, two useful storage cupboards, and a turning staircase rising to the first floor. The living room is an excellent size, benefitting from dual-aspect light via two windows to the front and French doors opening onto the rear garden. The room features a mock fireplace with a flame-effect electric heater and provides ample space for lounge furniture.

The kitchen/dining room is also generously sized, with a durable vinyl floor and plenty of natural light from a window to the front and French doors to the rear garden. The modern fitted kitchen offers granite-effect worktops on three sides, tiled splashbacks, and a range of cream base, drawer and wall units, complemented by under-cabinet lighting. Integrated appliances include a double oven, ceramic hob with stainless-steel extractor hood, fridge/freezer, dishwasher, and washer/dryer. There is also ample space for a family dining table and chairs.

On the first floor, there are three bedrooms. The main bedroom is a good-sized double with an en-suite shower room fitted with a stylish white suite. Bedroom two is a comfortable double bedroom, and bedroom three is a good-sized room and currently serves as a home office and includes a useful built-in storage cupboard. A family bathroom fitted with a modern white suite, along with an additional storage cupboard, completes the first floor.

The property benefits from uPVC double glazing throughout and is heated via the E.ON community heating system, providing an efficient home to run.

To the front of the property, a paved pathway leads to the entrance, which is sheltered beneath a porch and set alongside a front garden with planted beds and shrubs. The rear garden is triangular in shape, fully enclosed, and designed for ease of maintenance. It features a good-sized patio area ideal for outdoor dining, an expanse of lawn, and planted borders. A pedestrian gate provides access to two allocated parking spaces, with additional on-road parking available if required.

VIEWINGS By prior appointment with Redferns on 01404 814306

SERVICES We understand all mains services are connected except Gas.

OUTGOINGS Council Tax Band - C

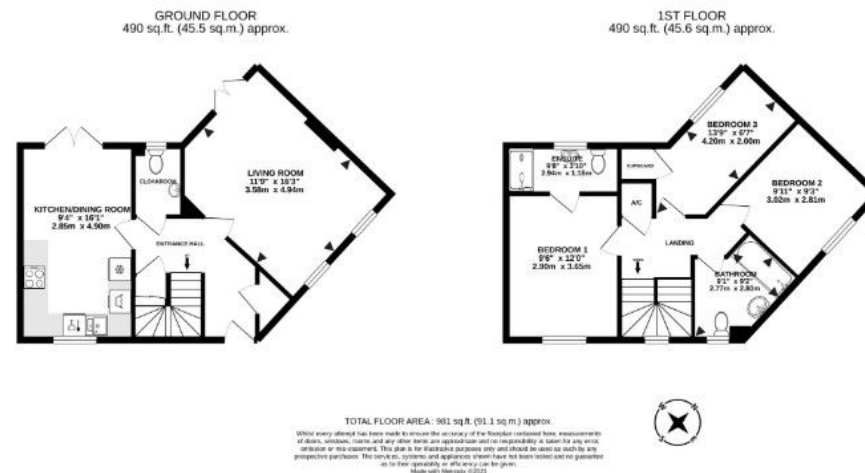
TENURE Freehold

AGENTS NOTE: Data Protection Act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing to a sale. Photographic identification such as a passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.





- Sought-after and secluded development
- Spacious dual-aspect living room
- Modern fitted kitchen with granite-effect worktops
- Family bathroom with modern white suite
- Enclosed rear garden with patio
- Three bedrooms
- Generous kitchen/dining room
- Ground floor cloakroom/WC
- Energy-efficient E.ON community heating
- Two allocated parking spaces with additional on-road parking available



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