



28 SOUTHBROOK MEADOW EXETER

£400,000
FREEHOLD

Built by Wain Homes but designed around family life... and beautifully suited to everything that comes with it.

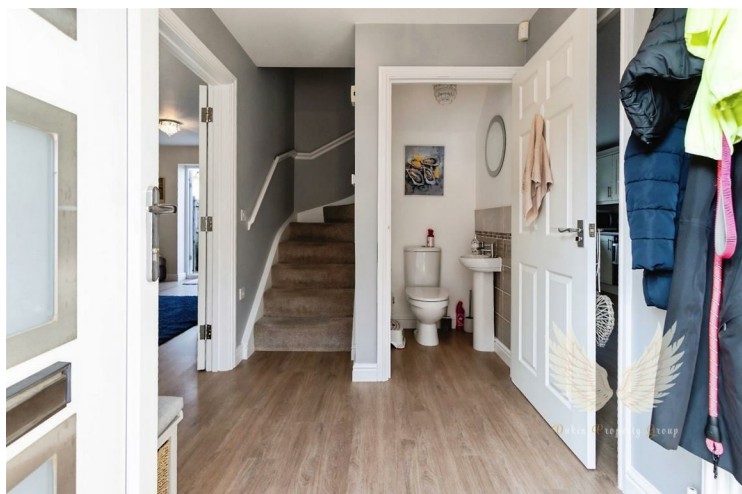
Beautifully presented from top to bottom, this impressive four-bedroom family home has been lovingly maintained and thoughtfully designed for modern family living. Whether you're hosting summer barbecues in the garden, enjoying a quiet coffee on the patio or gathering everyone around the kitchen table for Sunday lunch, this is a home that effortlessly adapts to everyday life.

And perhaps that's what we love most...

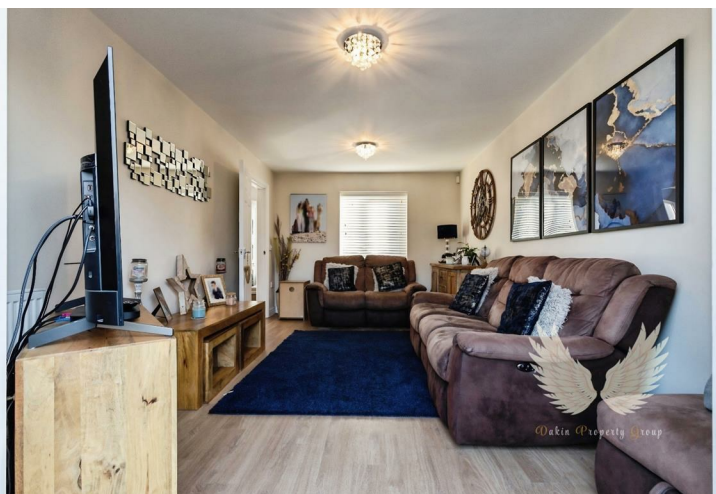
Nothing feels forced.

Everything simply works.

The spacious living room opens onto the landscaped rear garden through French doors, effortlessly bringing the outside in, while the generous kitchen/dining room is every bit the heart of the home, with plenty of space for family life, entertaining and direct garden access. Just off the kitchen, a separate utility room keeps the day-to-day essentials tucked neatly away, leaving the main living space exactly as



- Four genuine double bedrooms across three spacious floors
- Immaculately presented throughout - simply move straight in
- Stunning kitchen/dining room with separate utility room
- Spacious living room with French doors opening onto the garden
- Principal bedroom with en-suite plus stylish Jack & Jill bathroom

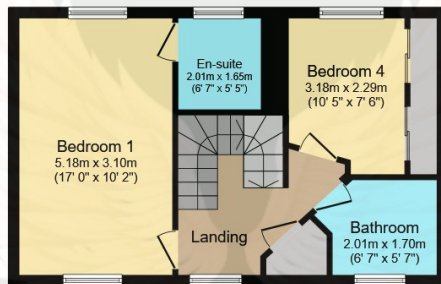


- Family bathroom and convenient ground floor WC • Landscaped rear garden perfect for entertaining and family life • Garage and off-road parking to the front and rear • Short walk to parks, allotments, schools, cafés, Morrisons and Cranbrook Station • Excellent access to Exeter, the M5 and A30 for commuting further afield

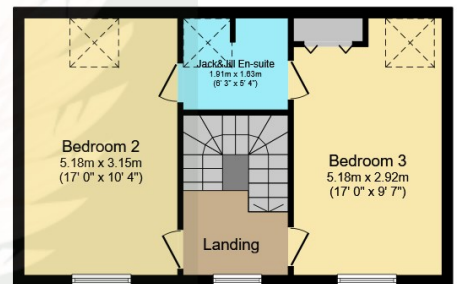




Ground Floor



First Floor



Second Floor

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Total floor area: 130.9 sq.m. (1,409 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC Rating: C Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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