



A stunning end-terrace family home, with three bedrooms, master en-suite, an enclosed beautifully landscaped rear garden and parking

77 Rush Meadow Road | Cranbrook | Exeter | EX5 7HA



thoroughly good property agents



PROPERTY TYPE

End Terraced House  
Freehold



SIZE

757 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Community Central  
Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

83 (B)



COUNCIL TAX BAND

C



### in a nutshell...

- Three bedroom end terrace family home
- Beautifully landscaped garden
- Off road parking
- Master en-suite shower room
- Situated in a quiet cul-de-sac location
- Near country park
- Close to local shops, schools and amenities
- Offering no onward chain!



## the details...

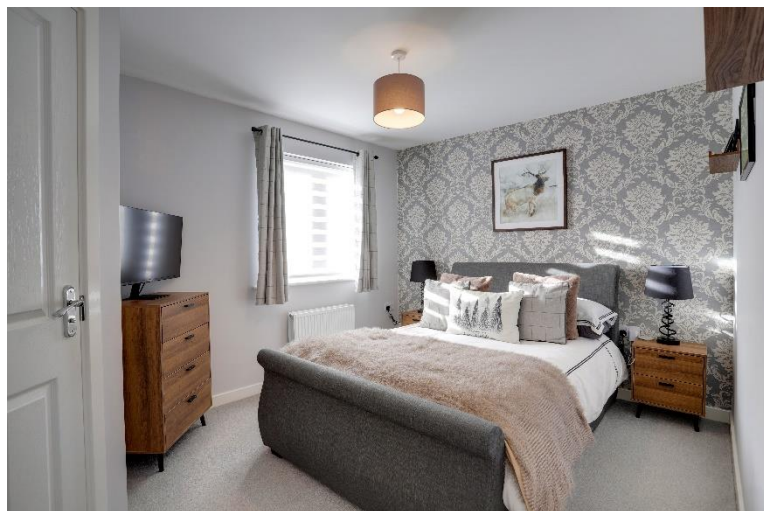
Check out this stunning end-terrace family home, with three bedrooms, master en-suite, an enclosed rear garden and parking, located in the popular new-town of Cranbrook.

Situated in Cranbrook, this property is perfectly located for those needing excellent road and rail links to the city of Exeter and is a popular choice for families and professionals alike.

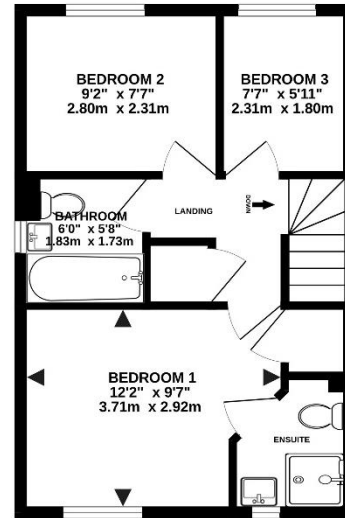
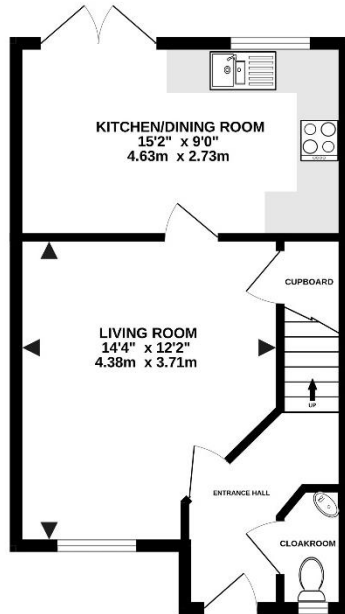
This property boasts three bedrooms, two doubles and a single, with the master bedroom featuring an en-suite shower room. The property also has a convenient ground floor cloakroom, a family bathroom, a modern kitchen/dining room with plenty of worktop and cupboard space, ample room for a dining table and seating, and French doors to the garden, and a generously proportioned living room with an under-stairs cupboard and a window to the front.

Outside, the property has an enclosed, beautifully landscaped low-maintenance rear garden, perfect for hosting summer barbecues. In addition, in the rear parking area the property has two parking spaces. Don't miss out on the opportunity to make this beautiful property your new family home.

Tenure – Freehold  
Council Tax Band - C



## the floorplan...



TOTAL FLOOR AREA : 757 sq.ft. (70.3 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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## the location...

The popular new town known as Cranbrook is located on the outskirts of the historic city of Exeter. Cranbrook has excellent commuting links with Exeter Airport and the M5 Motorway is only a short drive away. Cranbrook also has the benefit of its own railway station just 10 minutes' walk away connecting to the city centre. As Cranbrook grows so do the facilities, already having a thriving community with the Younghayes centre at its heart. There are local shops along with a doctor's surgery, pharmacy and a highly regarded primary school.

## Shopping

Late night pint of milk: Co-op 1.4 miles  
Town centre: Cranbrook 1.4 miles  
Supermarket: Sainsbury's 5.4 miles

## Relaxing

Beach: Exmouth 12.6 miles  
Country Park: 1.2 miles

## Travel

Bus stop: Tillhouse Rd 0.3 mile  
Train station: Cranbrook 1.6 miles  
Airport: Exeter 2.9 miles

## Schools

St Martins Primary School: 1.4 miles  
Cranbrook Education Campus: 0.6 mile

Please check Google maps for exact distances and travel times.

Property postcode: EX5 7HA



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