



A Taylor Wimpey built modern end terraced house with kitchen/breakfast room, living/dining room, three bedrooms, bathroom & cloakroom situated close to new Town Centre & Country Park. It has a lovely rear garden & patio plus off-road parking. An ideal first home or rental investment

58 Rush Meadow Road | Cranbrook | Exeter | EX5 7GB

complete.
thoroughly good property agents

**PROPERTY TYPE**

End Terraced House
Freehold

**SIZE**

904 sq ft

**LOCATION**
Town**AGE**
Modern**BEDROOMS**

3

**RECEPTION ROOMS**

1

**BATHROOMS**

2

**WARMTH**

District Electric Heating

**PARKING**

Off Road Parking

**OUTSIDE SPACE**

Garden

**EPC RATING**

85 B

**COUNCIL TAX BAND**

C

**in a nutshell...**

- Modern End Terraced Home
- Three Bedrooms
- Kitchen/Breakfast Room
- Living/Dining Room
- Lovely Garden
- Off Road Parking
- Close to New Town Centre
- Close to Country Park & Schools
- Local Rail Station & Bus Links
- Easy Access to M5 & Exeter





the details...

A fabulous, modern end terraced family home with three bedrooms, parking and an enclosed south-facing rear garden, in the ever-evolving new town of Cranbrook, with excellent road and rail links to the city of Exeter.

Inside it is beautifully presented with stylish décor throughout giving a modern feel. It is warm and welcoming with community central heating and double glazing.

The accommodation comprises, on the ground floor, an entrance hallway with a staircase to the first floor, a cupboard with storage space beneath and a convenient cloakroom with a WC and basin. The decent-sized kitchen has plenty of worktop and cupboard space, a fan-oven and ceramic hob, floor space for an upright fridge/freezer and plumbing for white goods. The spacious living/dining room has plenty of natural light from a window and half-glazed door to the rear garden.

Upstairs, there are three light and airy bedrooms, two doubles and a single. The principal bedroom has a fitted wardrobe and two windows to the front with views over the children's play park opposite. The single, currently used as a study, is ideal for those working from home. There is also an airing cupboard off the landing and completing the accommodation is a family bathroom containing a bath, shower over, a vanity unit, a WC, and a chrome heated towel rail.

Outside, the rear garden is a good-size and is fully enclosed making it safe for children and pets. It faces due-South, enjoying long hours of summer sunshine. It is beautifully landscaped, split-level with a paved patio and a lawn and steps down beside timber-edged beds of plants and flowers, to an area of composite decking and decorative gravel, making a great venue for entertaining friends and family.

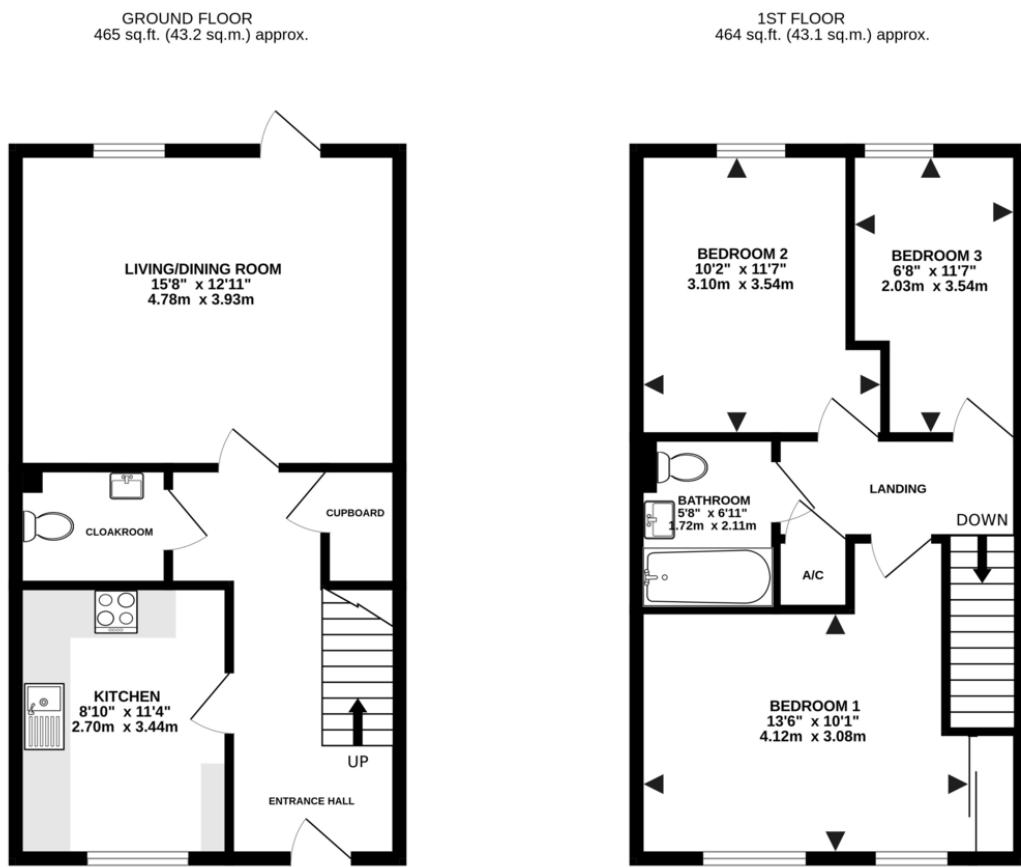
There is a timber shed, an outside tap for convenience and a gate at the bottom provides alternative access leading to the parking area where there are two allocated spaces, with more parking available on-road at the front of the property.

Tenure: Freehold

Council Tax Band: C



the floorplan...



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

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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 1.3 miles

Town centre: Cranbrook 1.3 miles

Supermarket: Sainsbury's 5.3 miles

Relaxing

Beach: Exmouth 13 miles

Country Park: 1 mile

Cranberry Farm Pub & Restaurant: 0.3 miles

Travel

Bus stop: Tillhouse Rd 0.3 miles

Train station: Cranbrook 1.6 miles

Airport: Exeter 3.7 miles

Schools

St Martins Primary School & Nursery: 1.3 miles

Cranbrook Education Campus: 0.5 miles

Please check Google maps for exact distances and travel times. **Property postcode: EX5 7GB**





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