



**87 RUSH MEADOW ROAD
CRANBROOK
NEAR EXETER
EX5 7HA**

PROOF COPY



£340,000 FREEHOLD



A beautifully presented modern detached family home occupying a corner plot position with enclosed landscaped rear garden, private driveway and garage. Three good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Sitting room. Ground floor cloakroom. Light and spacious modern kitchen/dining room. Utility room. uPVC double glazing. District heating. Convenient position providing good access to local amenities, mainline railway station and major link roads. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Glass canopy entrance. Composite front door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Understair recess. Smoke alarm. Electric consumer unit. Understair storage cupboard. uPVC double glazed window to side aspect. Door to:

SITTING ROOM

13'0" (3.96m) x 12'0" (3.66m). A light and spacious room. Radiator. Television aerial point. Telephone point. uPVC double glazed window to front aspect.

From reception hall, door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Extractor fan.

From reception hall, door to:

KITCHEN/DINING ROOM

18'2" (5.54m) x 9'4" (2.84m). Another light and spacious room. A modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Wood effect roll edge work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric oven/grill. Four ring electric hob with filter/extractor hood over. Integrated dishwasher. Integrated upright fridge freezer. Radiator. Ample space for table and chairs. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden. Door to:

UTILITY ROOM

5'10" (1.78m) x 5'6" (1.68m). Fitted wood effect roll edge work surface with matching splashback. Plumbing and space for washing machine. Further appliance space. Base cupboard. Wall mounted heat exchanger. Radiator. Deep upright storage cupboard. Part obscure composite double glazed door provides access to side aspect.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Linen cupboard with fitted shelf. uPVC double glazed window to side aspect. Door to:

BEDROOM 1

13'0" (3.96m) maximum x 10'8" (3.25m). Radiator. Range of built in wardrobes to majority of one wall providing hanging and shelving space. Television aerial point. uPVC double glazed window to front aspect. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising tiled shower enclosure with fitted mains shower unit. Wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. Radiator. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

9'8" (2.95m) x 9'6" (2.90m) maximum into wardrobe space. Radiator. Two built in double wardrobes providing hanging and shelving space. Radiator. Television aerial point. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

9'6" (2.90m) x 8'2" (2.49m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

6'10" (2.08m) x 6'0" (1.83m). A modern matching white suite comprising panelled bath with modern style mixer tap, fitted electric shower unit, glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is an area of garden well stocked with a variety of young and maturing shrubs and plants. Dividing pathway and steps lead to the front door. To the left side elevation of the property is a side gate with pathway laid to paving a gravel in turn providing access to the rear garden which is a particular feature of the property consisting of a good size paved patio leading to a raised area of garden laid to artificial turf for ease of maintenance. The rear garden is enclosed to all sides whilst a rear gate provides access to private driveway providing parking for one vehicle in turn providing access to:

GARAGE

A good size garage with pitched roof providing additional storage space. Power and light. Up and over door providing vehicle access.

TENURE

Freehold

COUNCIL TAX

Band D

DIRECTIONS

From Exeter direction proceed along on the B3174 (Whimble Road) and proceed along, passing the Jack in the Green public house/restaurant and at the next roundabout bear left onto Yonder Acre Way. Proceed down taking the 4th right into Rush Meadow where the property in question will be found towards the end of the road on the left hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks on the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

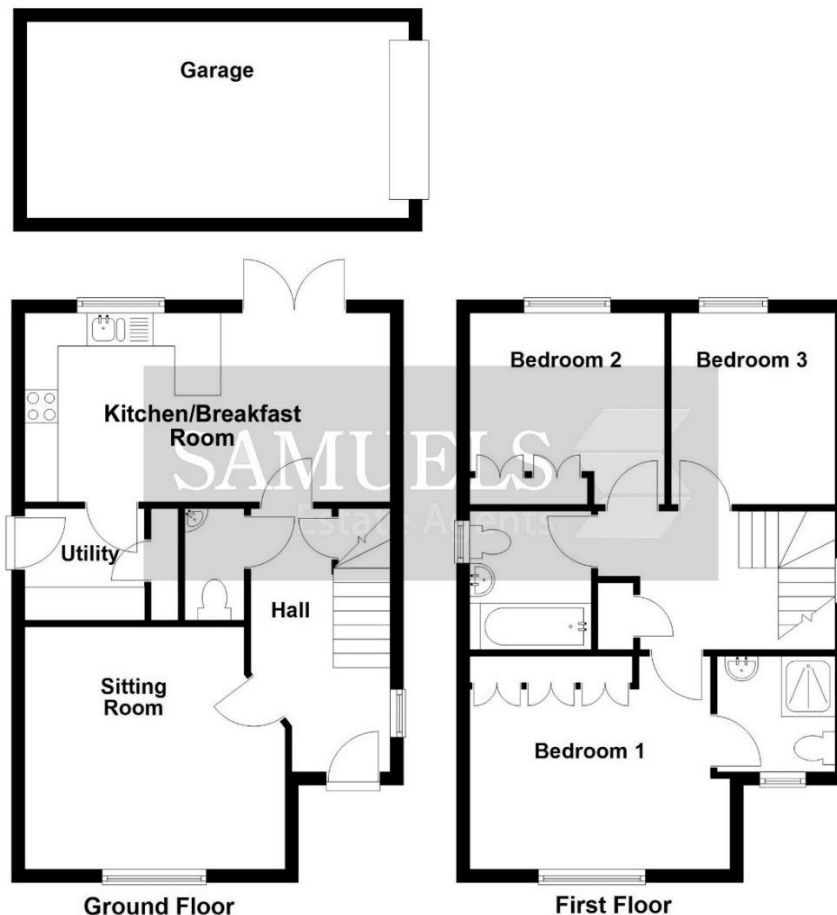
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0924/8741/AV



Total area: approx. 105.6 sq. metres (1137.1 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		