



**112 RUSH MEADOW ROAD
CRANBROOK
NEAR EXETER
EX5 7GB**



£215,000 FREEHOLD



A stylish modern mid link house occupying a highly convenient position providing good access to local amenities, major link roads and Cranbrook mainline railway station. Presented in good decorative order throughout. Two double bedrooms. First floor bathroom. Reception hall. Modern kitchen/breakfast room open plan to sitting room. Ground floor cloakroom. uPVC double glazing. District heating. Enclosed rear garden. Private allocated parking space. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Glass canopy entrance. Composite front door leads to:

RECEPTION HALL

Radiator. Cloak hanging space. Stairs rising to first floor. Electric consumer unit. Smoke alarm. Door to:

KITCHEN/BREAKFAST ROOM

10'10" (3.30m) x 9'0" (2.74m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect work surfaces incorporating breakfast bar with matching splashback. Fitted electric oven. Four ring electric hob with stainless steel splashback and filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Wall mounted concealed heat exchanger. Understair recess. Open plan to:

SITTING ROOM

12'2" (3.71m) maximum x 11'4" (3.45m). Two radiators. uPVC double glazed double opening doors providing access and outlook to rear garden. 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. Inset LED spotlights to ceiling.

FIRST FLOOR LANDING

Access to roof space. Door to:

BEDROOM 1

12'2" (3.71m) x 7'10" (2.39m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 2

12'2" (3.71m) maximum x 7'8" (2.30m). Radiator. Two uPVC double glazed windows to front aspect with outlook over neighbouring area and countryside beyond.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment, folding glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Extractor fan.

OUTSIDE

To the front of the property is an area of garden laid to decorative stone chippings for ease of maintenance with pathway leading to the front door. The rear garden enjoys a southerly aspect whilst consists of a paved patio leading to an area of garden laid to decorative stone chippings again for ease of maintenance. Enclosed to all sides whilst a rear gate provides immediate access to private allocated parking space.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Timber frame and brick

Mains: - Water, drainage, electric

Heating: District heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band B (East Devon)

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 Road, continue to the end of this road and the property in question will be found on the right 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 into 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 surveyor's 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.

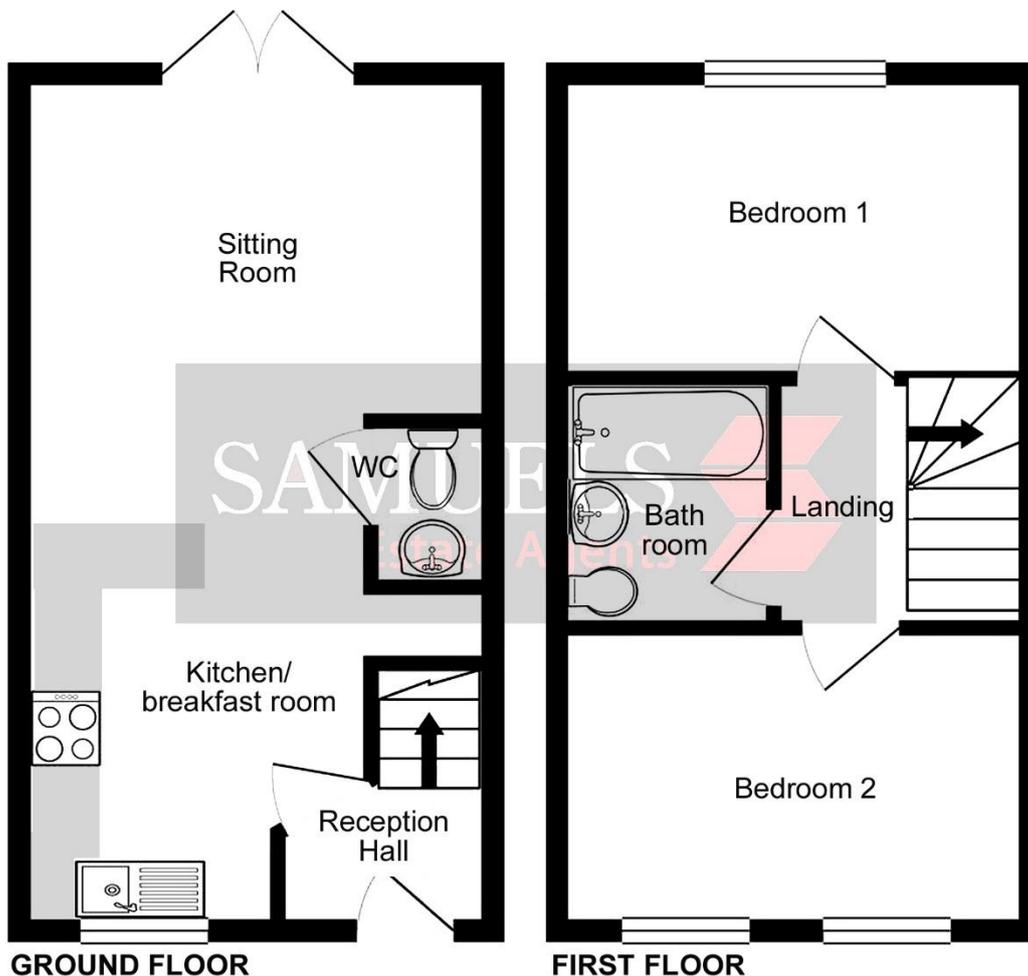
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0226/9144/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		