

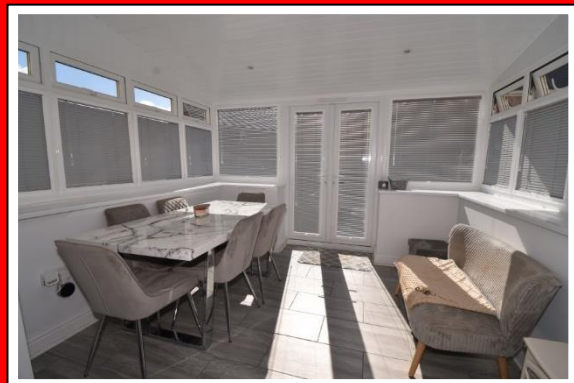
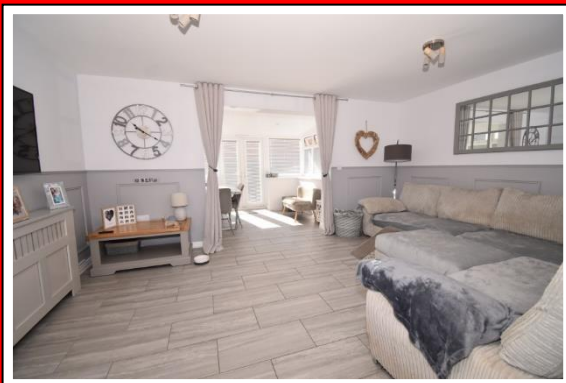


**30 RUSH MEADOW ROAD  
CRANBROOK  
NEAR EXETER  
EX5 7GB**

PROOF COPY



**£310,000 FREEHOLD**



**A stylish three storey townhouse occupying a highly convenient position providing good access to local amenities and major link roads. Spacious living accommodation arranged over three floors. Presented in superb decorative order throughout. Three good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Modern kitchen/breakfast room. Spacious sitting room. Sun lounge/dining room. Enclosed rear garden. Garage close by. A great family home. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Canopy entrance. Composite front door, with inset obscure double glazed panels, leads to:

### **RECEPTION HALL**

A spacious hallway. Decorative tiled flooring. Radiator. Stairs rising to first floor. Electric consumer unit. Large understair recess. Thermostat control panel. Door to:

### **KITCHEN/BREAKFAST ROOM**

11'8" X 10'0" (3.05m) maximum reducing to 8'6" (2.59m). A modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards with concealed lighting. Wood grain effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric double oven/grill. Four ring electric hob with stainless steel splashback and filter/extractor hood over. Integrated upright fridge freezer. Integrated washing machine. Integrated dishwasher. Upright storage cupboard housing heat exchanger. Fitted breakfast bar. Radiator. Decorative tiled flooring. 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. Half height decorative tiled walls. Decorative tiled flooring. Extractor fan.

From reception hall, door to:

### **SITTING ROOM**

15'8" (4.78m) x 11'10" (3.61m). A light and spacious room. Decorative tiled flooring. Radiator. Decorative panelled walling to dado rail height. Telephone point. Television aerial point. Large square opening to:

### **SUN LOUNGE/DINING ROOM**

9'8" (2.95m) x 8'0" (2.44m). Again a light and spacious room. Decorative tiled flooring. Power and light. Part pitched ceiling with LED lighting. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Radiator. Smoke alarm. Stairs rising to second floor. uPVC double glazed window to front aspect. Door to:

### **BEDROOM 2**

15'10" (4.83m) x 11'10" (3.61m). Radiator. Decorative panelled wall. Two uPVC double glazed windows to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 3**

9'0" (2.74m) x 8'6" (2.59m). Radiator. Half height decorative panelled wall. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

8'6" (2.59m) x 6'2" (1.88m). A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment and overhead shower, folding glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Extractor fan.

### **SECOND FLOOR LANDING**

Smoke alarm. Deep storage cupboard. Door to:

### **BEDROOM 1**

18'0" (5.49m) excluding recess x 12'4" (3.76m) maximum. A well proportioned room with part pitched ceiling. Range of built in storage cupboards/wardrobes. Access to roof space. Radiator. Telephone point. Television aerial point. Two wall light points. uPVC double glazed window to front aspect. Door to:

### **ENSUITE SHOWER ROOM**

8'4" (2.54m) x 4'6" (1.37m). A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin with modern style mixer tap. Tiled wall surround. Radiator. Extractor fan. Double glazed Velux style window to rear aspect with outlook over neighbouring area and countryside beyond.

### **OUTSIDE**

The property is approached via a pillared entrance with steel gate leading to a pathway and steps that lead to the front door.

The front garden is mostly laid to decorative chipped slate for ease of maintenance. Bin store. The rear garden is a particular feature of the property consisting of an attractive paved patio with side pathway leading to the lower end of the garden laid to decorative chipped slate for ease of maintenance. Good size timber shed. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access to garage (leasehold) which is situated beneath a coach house (4 Lower Ray – right hand side garage).

### **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 4<sup>th</sup> right into Rush Meadow continue along 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 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.

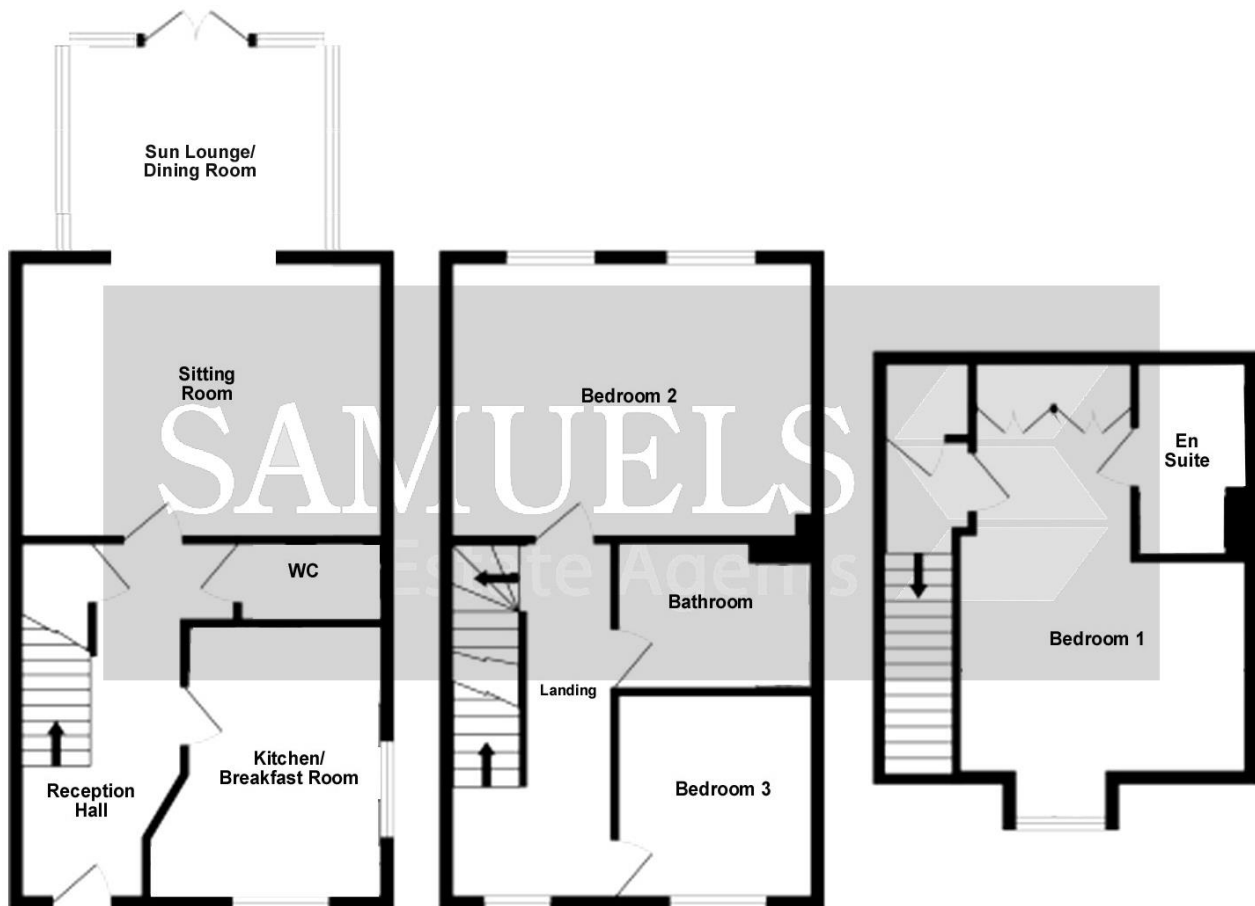
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0824/8716/AV



Total Floor Area 1184.sq.ft. (110.0 sq.m.) approx.

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		