



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Heating: Eon Heat



Parking: Yes



Garden: Yes



Council Tax Band: C

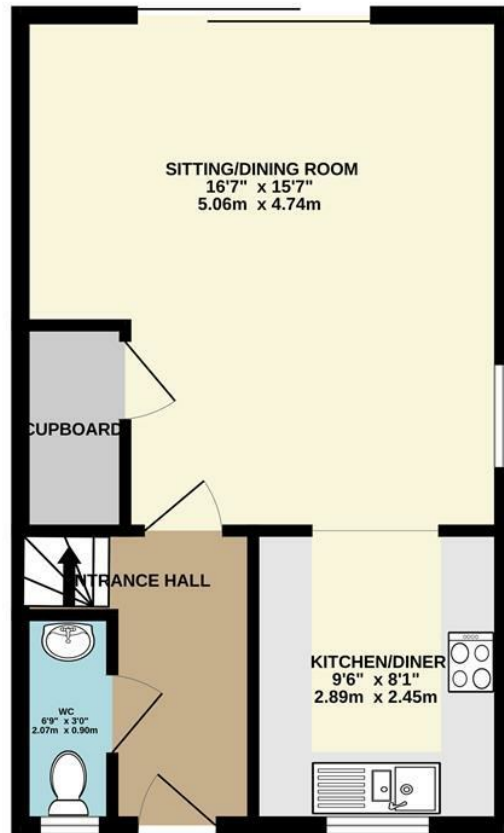
£1,350



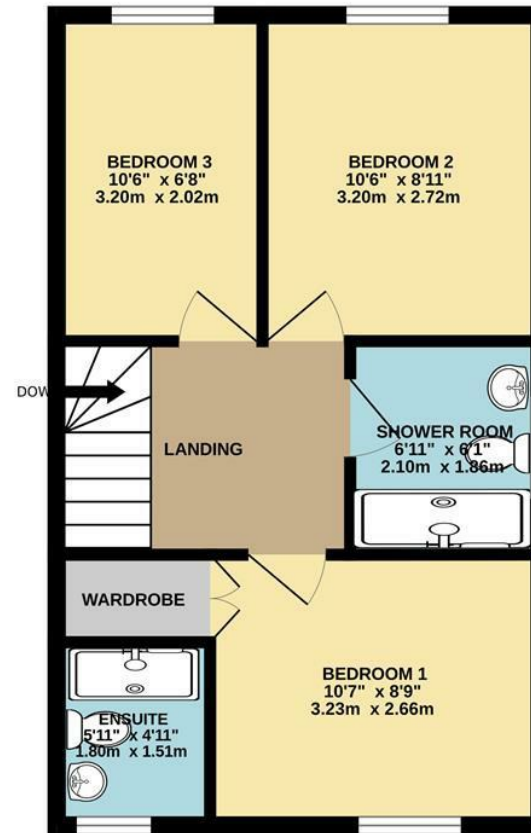
Tillhouse Road,
Cranbrook, Exeter, EX5 7FE

www.naomijryan.co.uk

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 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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SUMMARY

We are delighted to offer for let, this exceptionally well presented and spacious property in Cranbrook.

This wonderful home is available to let from the end of June 2024 and in brief comprises; entrance hallway with doors to the WC and open plan living dining kitchen area and stairs to the first floor. On the first floor there are three very good sized bedrooms, master with ensuite shower room and main family shower room.

Sliding doors from the lounge provide access to the perfectly landscaped south facing rear garden which is an inviting space with plenty of seating areas. From the rear garden there is a gate to the driveway and garage, the garage with its electronic up and over door can also be accessed directly from the garden and benefits from power and lighting.

The property has the added advantage of a garden office which is fully functional with power and lighting,

Please call or email to register your interest and secure a viewing - please note, we offer in person viewings only.

EPC Rating B

Council Tax Band C.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



BRITISH PROPERTY AWARDS
2021
★★★★★
GOLD WINNER
ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS
2022
★★★★★
GOLD WINNER
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BRITISH PROPERTY AWARDS
2023
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