

naomi j ryan
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Heating: Eon Heat



Parking: Yes



Garden: Yes



Council Tax Band: C

£1,250

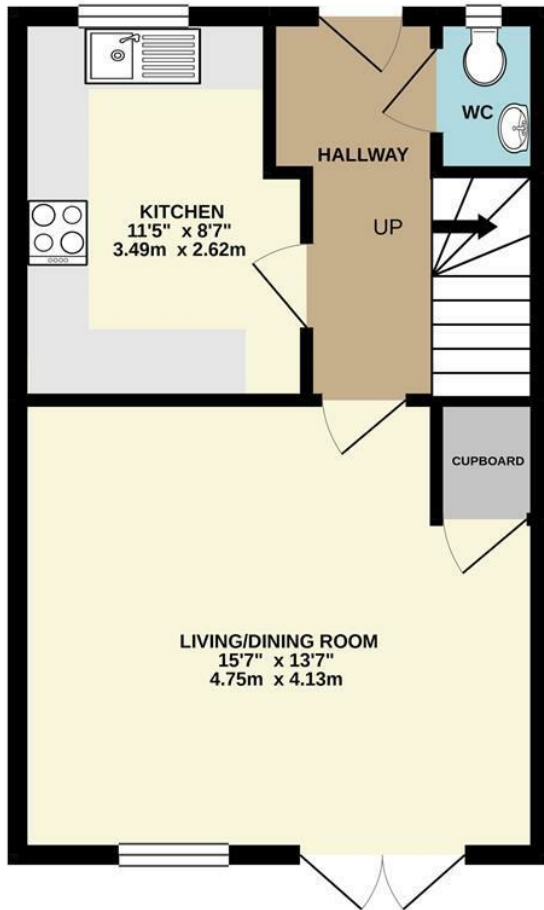


Pouncel Lane,

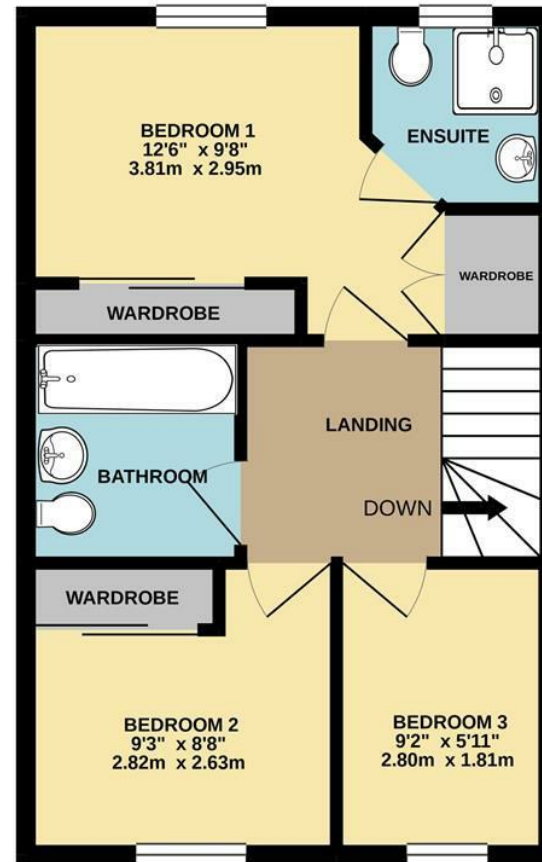
Cranbrook, Exeter, EX5 7BT

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



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 very well presented three bedroom terraced property with garage, in the popular and modern town of Cranbrook.

Situated approximately 7 miles east of Exeter, Cranbrook offers a range of local amenities including shops, schools, community centre, takeaways and a public house. Major road links, Exeter Airport and Cranbrook Train Station, offering a regular service into Exeter, are also located nearby.

This property is located in a quiet lane with no through traffic, just 5 minutes from all of the amenities on offer.

The accommodation comprises entrance hall, cloakroom, living room/dining room and modern kitchen to the ground floor. Three good sized bedrooms, a master ensuite shower room, and a family bathroom fitted with a contemporary suite are situated on the first floor.

Outside the property enjoys an enclosed southerly rear garden which is laid mostly to lawn.

Apologies, we are unable to consider pets or smokers at this property.

EPC Rating B

Council Tax Band C

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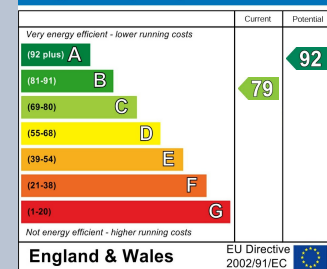




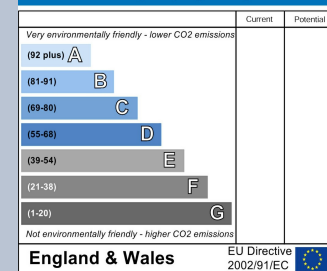
THINKING OF LETTING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
lettings@naomijryan.co.uk

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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