



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Type here



Parking: x2



Garden: Yes



Council Tax Band:

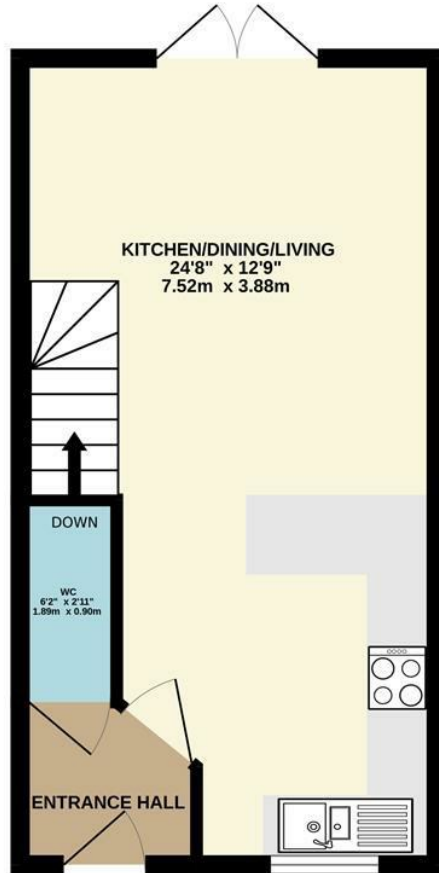
£1,200

Creedy Close,

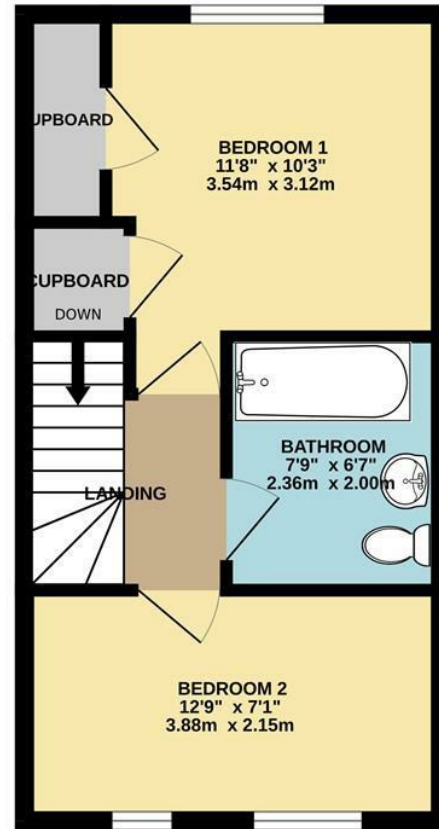
, Cranbrook, Devon, EX5 7JY

www.naomijryan.co.uk

GROUND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 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 brand new two bedroom semi detached property in the popular and vibrant area of Cranbrook, on the Eastern outskirts of Exeter.

The property is immaculately presented throughout with high spec fixtures and fittings including Solar Panels and an EV Charging Point.

With an open plan kitchen/living/dining room on the ground floor and two double bedrooms and bathroom on the first floor the property is ideally suited to a professional person or couple. The kitchen includes a high quality finish with space for a fridge freezer and washing machine.

Outside to the side of the property is off road parking for 2 cars with EV Charging Point. The generously sized rear garden has a small patio area and (soon to be laid) lawn with a small wooden storage shed.

EPC Rating B. Council Tax Band TBC.

Available with immediate effect, subject to satisfactory references. In person viewings only.

Please note the property does not yet appear on Satnav - from Exeter, proceed over the roundabouts as you enter Cranbrook then turn left off of London Road into Southbrook Meadow. Follow the road round to the left and take a right at the temporary traffic lights. Follow the road round until you get to Creedy Close.

Nb as this is a Brand New property, therefore please expect a lot of development within the immediate vicinity.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	87
(81-91) B			
(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	

