



naomi j ryan
estate agents



House - Townhouse



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Heating: Eon



Parking: Yes x2



Garden: Yes



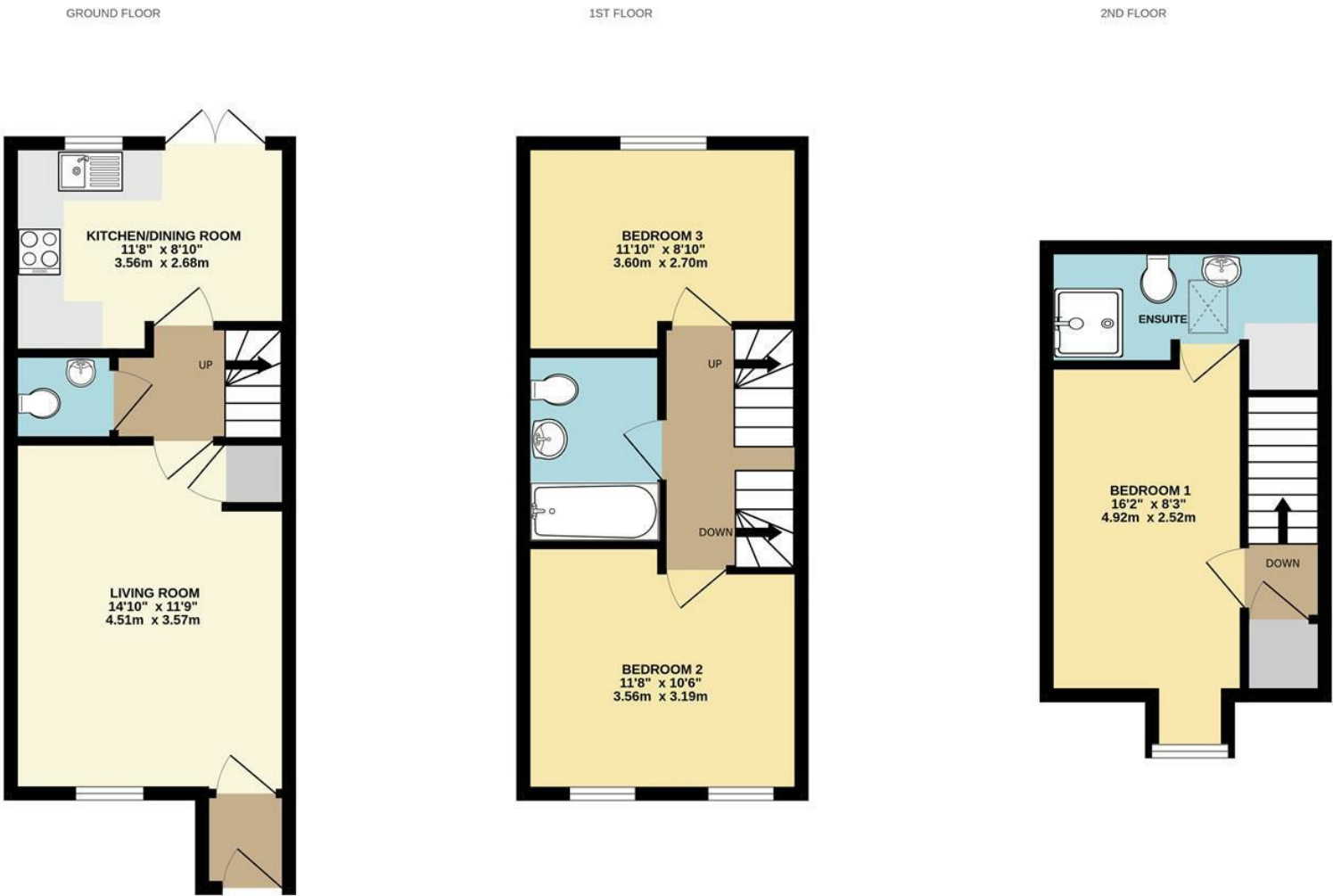
Council Tax Band: C

£1,350



Long Culvering,
Cranbrook, Exeter, EX5 7ES

www.naomijryan.co.uk



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 well-presented townhouse with three double bedrooms, located within the popular and modern town of Cranbrook.

Cranbrook is approximately 7 miles east of Exeter and offers a range of local amenities including shops, schools, a community centre, Morrisons Supermarket, takeaways and a Public House.

Major road links, Exeter Airport and Cranbrook Train Station offering a regular service into Exeter, are also located nearby.

Offering spacious accommodation over three floors, the property comprises; entrance porch, living room, ground floor cloakroom, modern kitchen/dining room, three double bedrooms (one with ensuite shower room), and a bathroom.

Outside is a well-maintained and enclosed rear garden with a paved patio and artificial grass. A garden shed provides useful storage space and a gate provides pedestrian access to the front of the house. To the front of the house is a small garden area with decorative slate chippings and two allocated parking spaces.

One Pet Considered with an additional Pet Rent of £25 per month.

EPC Rating B.

Council Tax Band C.

In person viewings only. Available April 2025.

Holding Deposit £311.



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