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House - Townhouse



Bedrooms: 4



Bathrooms: 3



Receptions: 2



Heating: Eon



Parking: Yes



Garden: Yes



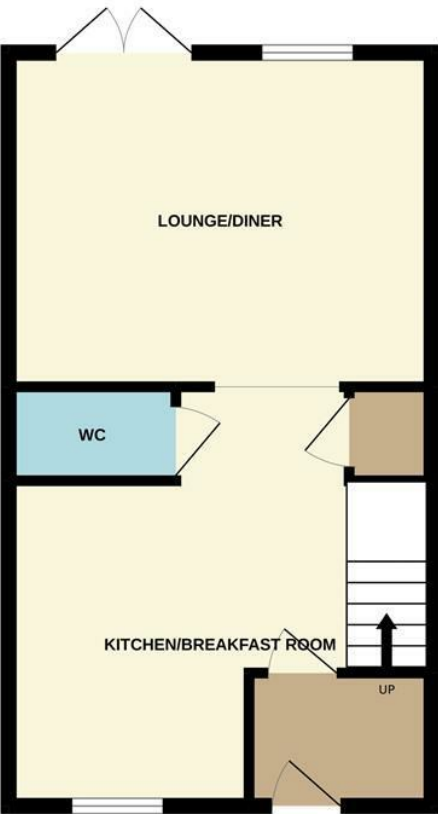
Council Tax Band: D

£1,450

Shareford Way,
Cranbrook, Exeter, EX5 7EZ

www.naomijryan.co.uk

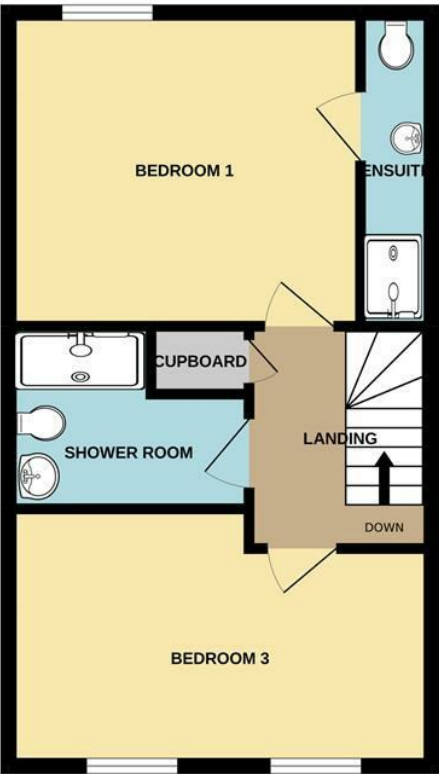
GROUND FLOOR



1ST FLOOR



2ND 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

This delightfully versatile three/four bedroom property is ready to let in June 2025.

Situated in Cranbrook, which lies approx. 8 miles East of Exeter, the property is extremely well presented throughout with neutral decor and floorings and is walking distance to The local Nature Reserve, Cranbrook Education Campus and The Cranberry Farm Restaurant.

The ground floor has a lovely open plan feel with a bright and modern kitchen, WC, large under stairs storage cupboard and spacious family room with French doors opening to the rear garden.

The first floor accommodates the third bedroom, family bathroom and living room with Juliette balcony. Due to the ample living space on the ground floor, the living room could also be used as a fourth bedroom.

On the second floor you will find the master bedroom with ensuite shower room, Separate shower room and second bedroom.

All bedrooms are large enough to accommodate a double bed and the whole property is spacious and bright.

Outside to the rear is a south facing garden with patio and lawn with side gate to access.

To the side is a garage and parking space in the middle of a row of three.

One pet considered with an additional pet rent of £25 per month.

EPC Rating B Council Tax Band D

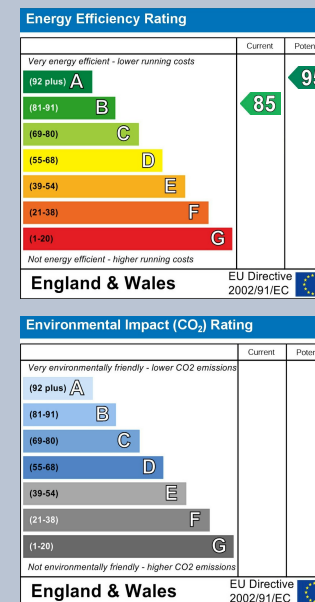
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THINKING OF LETTING?

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



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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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