



naomi j ryan
estate agents



House - Semi-Detached



Bathrooms: 1



Heating: Eon Heat



Garden: Yes



Bedrooms: 2



Receptions: 1



Parking: Yes

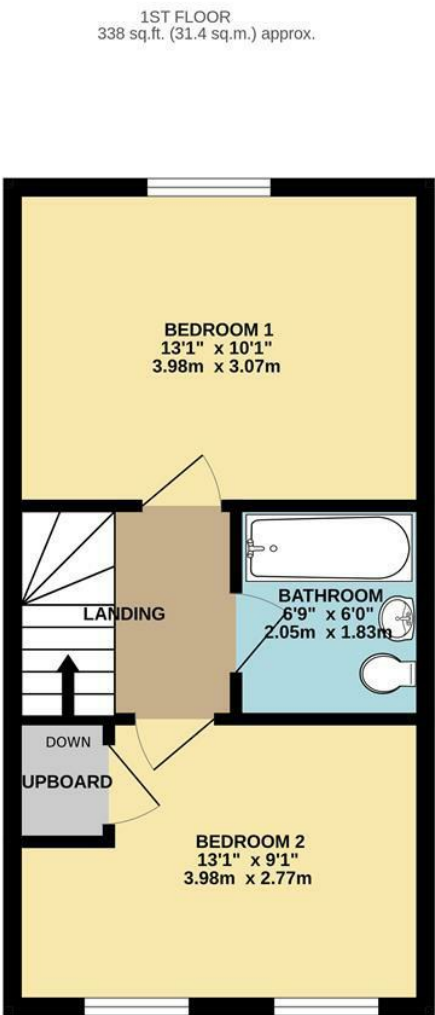
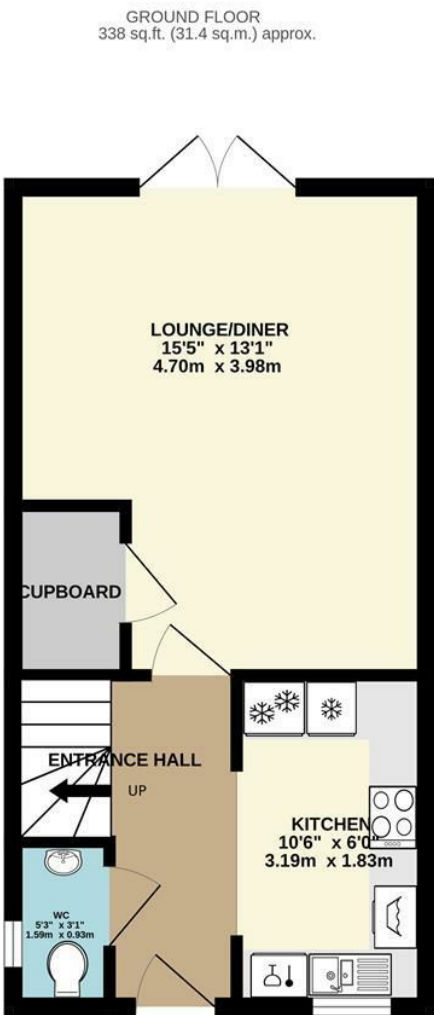


Council Tax Band: C

£1,100

Calves Close,
Cranbrook, Exeter, Devon, EX5 7JF

www.naomijryan.co.uk



SUMMARY

This stunning semi detached property is located in a quiet residential cul de sac in the popular town of Cranbrook, which lies approximately 8 miles east of Exeter.

The property is exceptionally presented throughout and in brief comprises; entrance hall with door to WC, opening to the modern kitchen which benefits from integral Washing Machine, Dishwasher and Fridge Freezer and door to Living Dining Room which provides access via French Doors to the rear garden. Upstairs there are two double bedrooms and a family bathroom with shower over bath.

Outside there is allocated parking to the side of the property providing space for up to 2 cars. The larger than average rear garden is laid to lawn with a small patio area and storage container. There is also an outside tap, two external electrical sockets and a side gate providing access from the driveway.

The property is available from mid-May 2025, subject to satisfactory references.

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

EPC Rating B.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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		

