

naomi j ryan
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Heating: Eon Heat



Parking: Yes



Garden: Yes



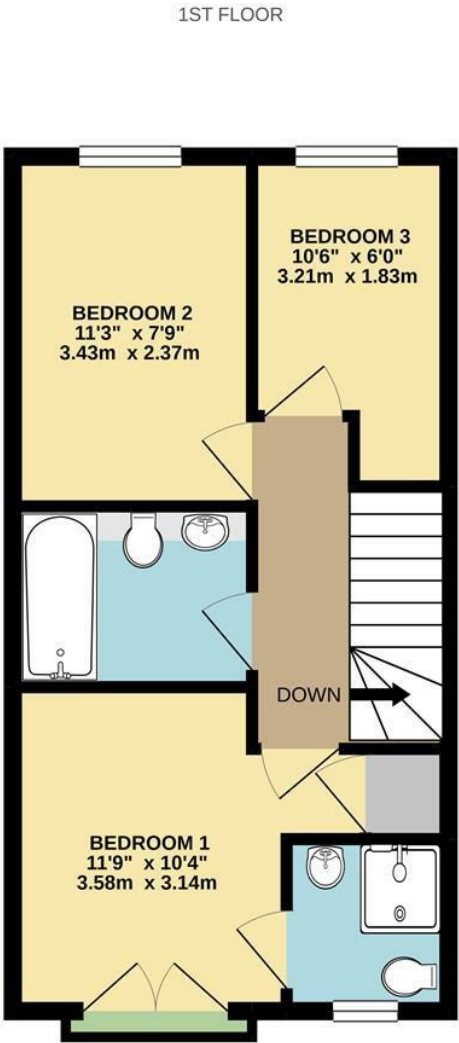
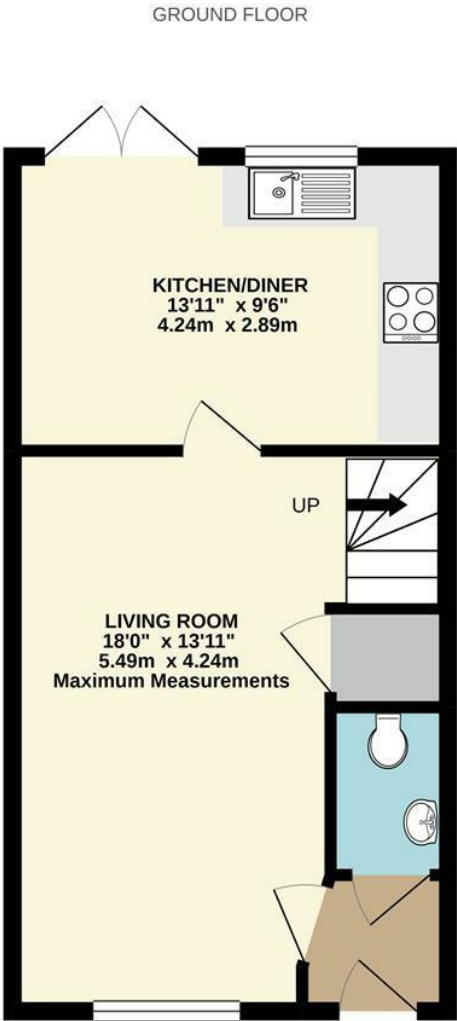
Council Tax Band: C

£1,250

Younghayes Road,

Cranbrook, Exeter, EX5 7DS

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 superbly presented three bedroom property situated within the popular town of Cranbrook which is situated approximately 7 miles east of Exeter.

Cranbrook offers a range of local amenities including shops, schools, community centre, takeaways and a local pub. It is also conveniently located for all major road links, Exeter Airport and Cranbrook Train Station.

The property has just been redecorated throughout and in brief the property comprises; entrance hall, cloakroom, living room and modern kitchen/diner with some integrated appliances to the ground floor. On the first floor there are two double bedrooms and a good size single. The master bedroom has an ensuite shower room and a Juliette balcony, this room also includes wardrobes and shelving. There is also a separate family bathroom.

Outside the property enjoys a low maintenance rear garden with a rear gate providing access to the two allocated parking spaces.

EPC rating B

Council Tax Band C

One pet considered, subject to a pet rent of £25 per pet per month.

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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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	76	
(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 (CO₂) 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		

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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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