



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Driveway



Enclosed Rear Garden



Council Tax Band: D

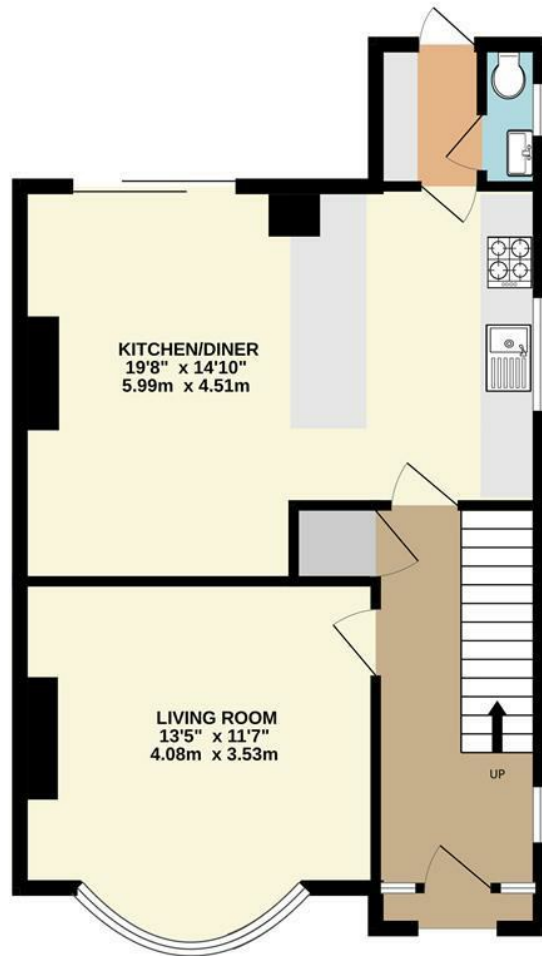
Offers Over £425,000
Freehold



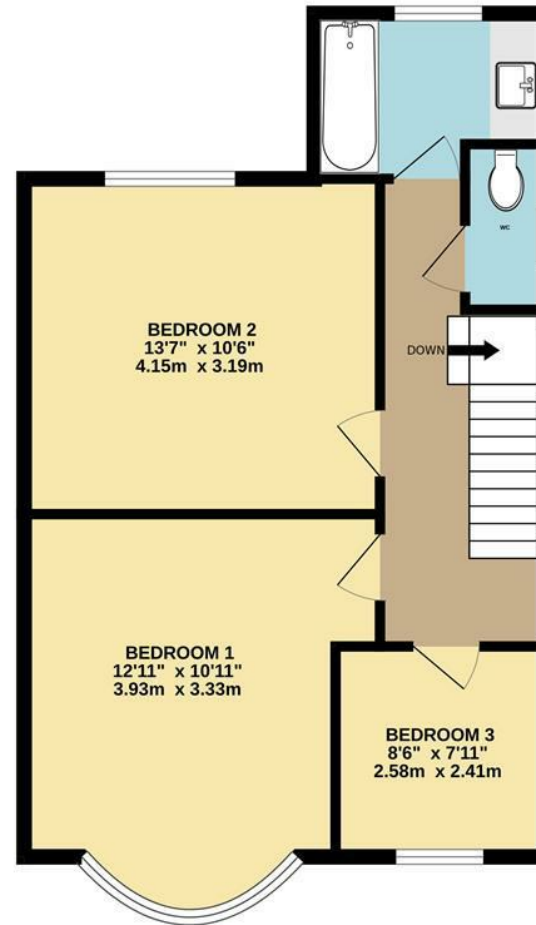
Cranbrook Road,
St Loyes, Exeter, EX2 5HG

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



SUMMARY

A beautifully presented three bedroom semi detached home, occupying a generous plot, situated within this well regarded and established residential area. Positioned within a small cul-de-sac, the property offers excellent access to the Royal Devon and Exeter Hospital, Exeter's City Centre, the major road network surrounding the city and the wide range of shops and amenities on Heavitree Fore Street.

The property has a light and spacious feel throughout, perfectly suited to modern family life. The accommodation comprises in brief, entrance hall, living room with feature, curved bay window, kitchen/diner, utility and WC to the ground floor. Three good sized bedrooms, a bathroom and a separate WC are situated to the first floor.

Outside the property enjoys a fully enclosed, generous rear garden. The garden is laid predominantly to lawn and a patio offering a pleasant seating area from which to enjoy the outside space on offer. Further features include a raised area of decking, timber shed and pedestrian access to the side of the property. A block paved driveway at the front of the property offers ample off road parking.

Naomi J Ryan Estate Agents are delighted to bring this wonderful property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



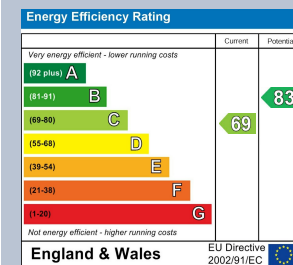
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THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@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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