



naomi j ryan
estate agents



House - End Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



EON District Heating



Parking for Two
Vehicles



Enclosed Rear Garden Council Tax Band: B



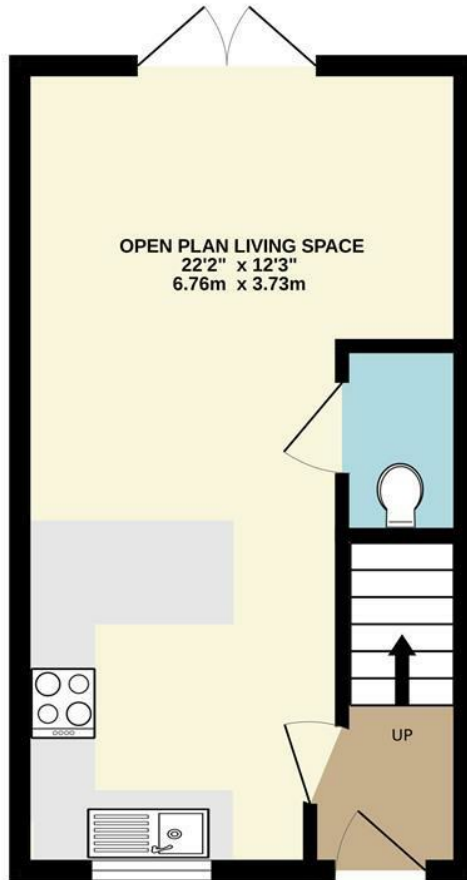
OIEO £220,000 Freehold



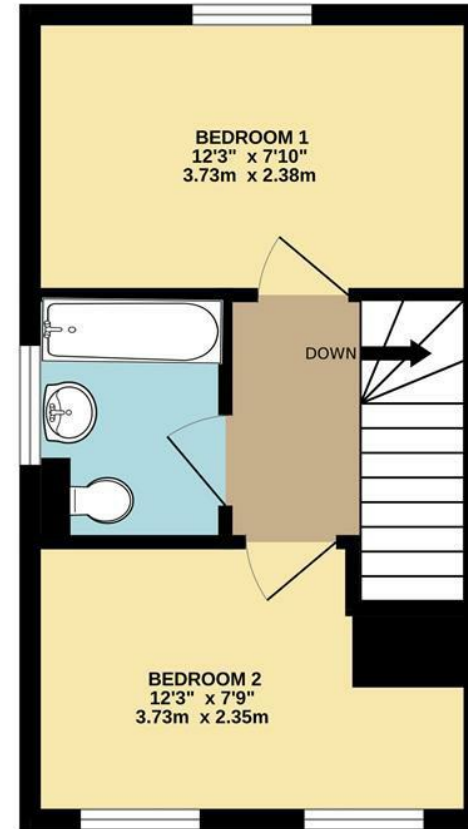
Stockham Lane,
Cranbrook, Exeter, EX5 7GJ

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



SUMMARY

A well presented, modern two bedroom end of terrace property offered for sale within the popular residential area of Cranbrook. Situated on the eastern fringes of Exeter, Cranbrook offers excellent access to local facilities such as the Younghayes Centre, St Martins Primary & Nursery school, Cranbrook Education Campus and Cranbrook Train Station which offers a regular service into the city centre.

The accommodation comprises in brief, entrance hall, an open plan living area with modern fitted kitchen and a cloakroom to the ground floor. French doors open out onto the landscaped rear garden. Two bedrooms and a bathroom, situated to the first floor complete the accommodation. Outside the property enjoys the use of an enclosed rear garden and allocated parking for 2 vehicles.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

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



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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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