



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



Garage & Driveway



Enclosed Rear Garden



Council Tax Band: D

£270,000 Freehold

34 Shareford Way,

Cranbrook, Exeter, EX5 7EZ

www.naomijryan.co.uk

GROUND FLOOR

1ST 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

A well-presented three-bedroom semi-detached house situated within the popular and modern town of Cranbrook. Situated approximately 7 miles east of Exeter, Cranbrook offers a range of local amenities including shops, schools, a community centre, takeaways and a public house. Major road links, Exeter Airport and Cranbrook Train Station offering a regular service into Exeter, are also located nearby.

Being sold with no onward chain, the spacious accommodation comprises entrance hall with an understairs storage cupboard, ground floor cloakroom, modern kitchen/dining room, living room with direct access to the rear garden, three good-sized bedrooms (one with fitted wardrobes and an ensuite shower room), and bathroom.

Outside is an enclosed rear garden, laid to lawn with a paved patio area. A gate provides access to the driveway and off-road parking for two vehicles in front of the single garage.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Timber Frame with concrete render

Utilities: Mains water, electricity, and drainage. Eon District Heating.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

LETTINGS POTENTIAL

The property is currently let for £1,250 per calendar month, providing a gross rental yield of 5.17%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

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.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	94
(92 plus) A	
(81-91) B	82
(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

BRITISH
PROPERTY
AWARDS

2021

★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER

BRITISH
PROPERTY
AWARDS

2022

★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER

BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

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