



naomi j ryan  
estate agents



House - Semi-Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



EON District Heating



Allocated Parking Space



Enclosed Rear Garden



Council Tax Band: C

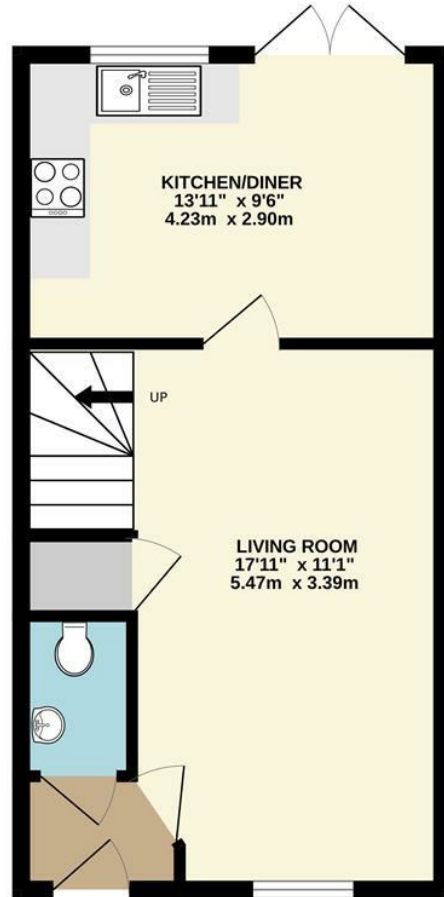
Offers Over £259,500



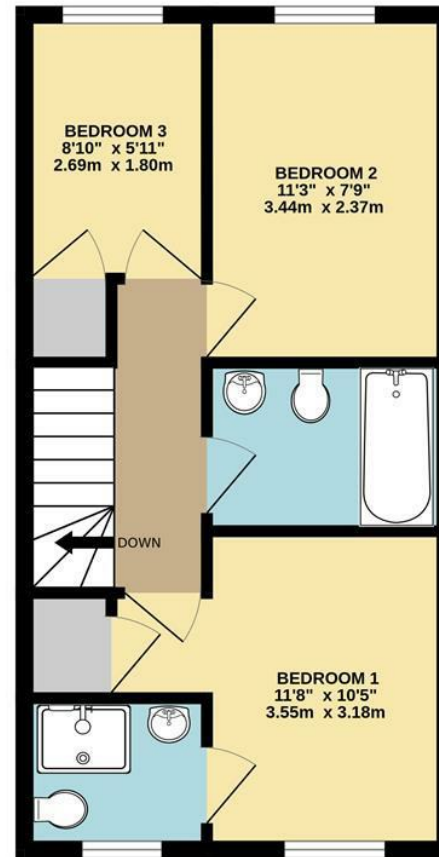
249 Younghayes Road,  
Cranbrook, Exeter, EX5 7DS

[www.naomijryan.co.uk](http://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

Naomi J Ryan Estate Agents are delighted to bring to the market for sale this superbly presented three bedroom semi-detached property situated within the popular town of Cranbrook. Located 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.

The property offers light and spacious accommodation throughout that has been well maintained by the current owner. In brief the accommodation comprises entrance hall, cloakroom, living room and modern kitchen/diner to the ground floor. Three good sized bedrooms, a master ensuite shower room and a family bathroom fitted with a contemporary suite are situated to the first floor.

Outside the property enjoys a fully enclosed and landscaped rear garden which offers pedestrian access. Laid predominantly to patio, lawn and decorative stone chippings the garden enjoys a good degree of privacy and offers a pleasant seating area. An allocated parking space is located at the rear of the property.

Internal viewing is highly recommended to fully appreciate all this property has to offer.

## MATERIAL INFORMATION

Construction notes: TBC

Heating: EON District Heating

Utilities: Mains Water, Drainage & Electric

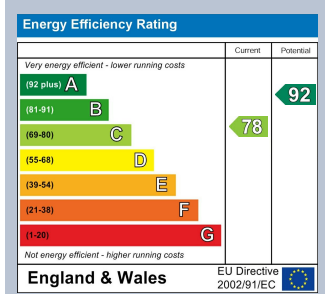
Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>



## 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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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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