



naomi j ryan
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Heating: Eon Heat



Parking: 1x Allocated



Garden: Yes



Council Tax Band: D

£1,375 Per Month



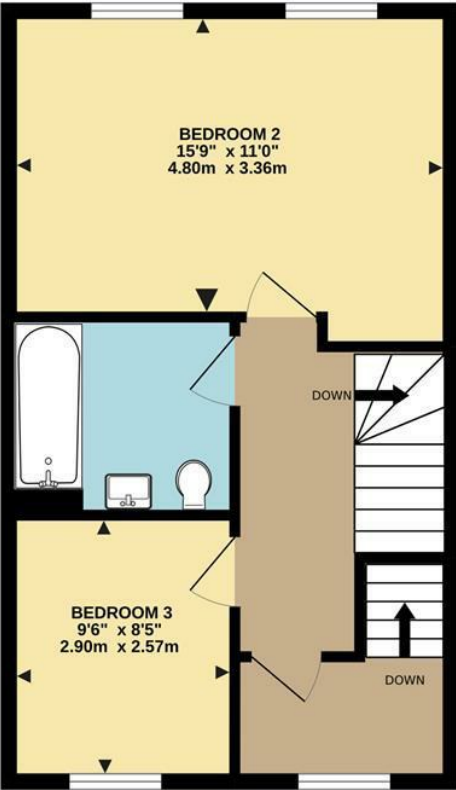
Younghayes Road,
Cranbrook, Exeter, EX5 7DR

www.naomijryan.co.uk

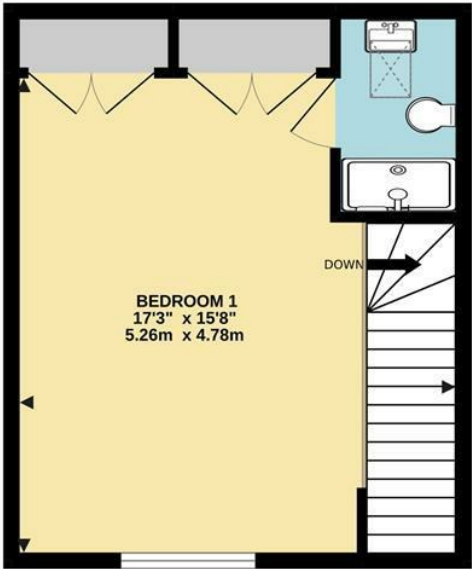
GROUND FLOOR



1ST FLOOR



2ND 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

Situated in the desirable town of Cranbrook, approximately 8 miles East of Exeter, the property comprises; kitchen, spacious lounge diner and WC on the ground floor, a double and single bedroom on the first floor and master bedroom with ensuite shower room on the second floor.

The rear garden provides access to the allocated parking space and is paved with decking for ease of maintenance.

Available to let early August, subject to satisfactory references.

In person viewings only.

EPC Rating B

Council Tax Band D

Holding Deposit £317



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