



naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



EON District Heating



Two Parking Spaces



Enclosed Rear Garden



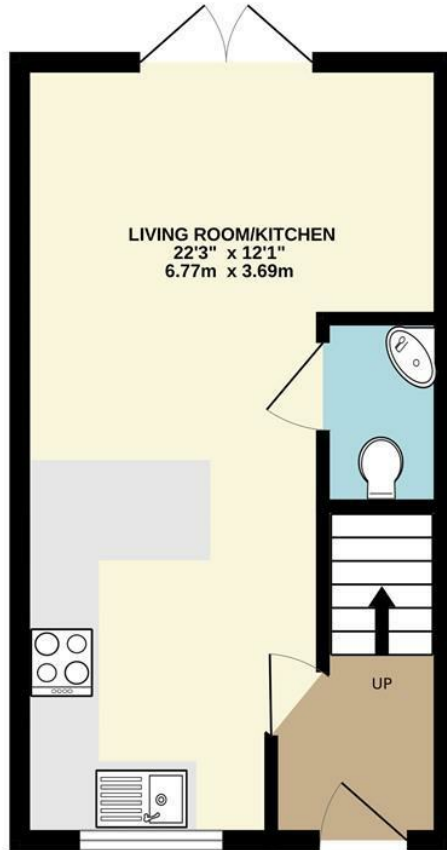
Council Tax Band: B

£220,000 Freehold

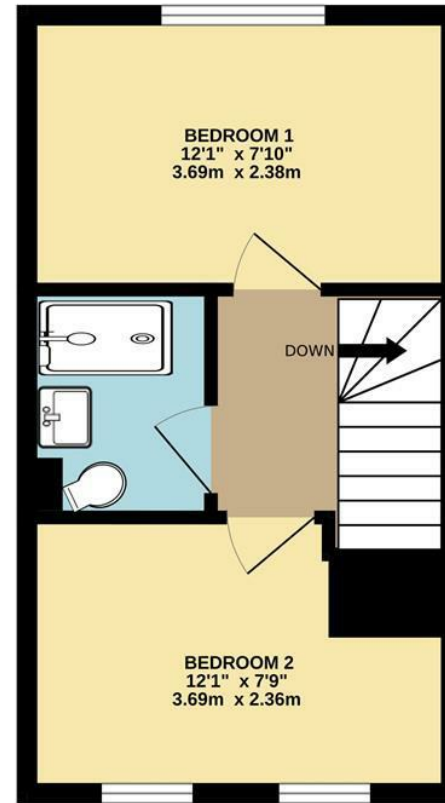
4 Brooks Warren,
Cranbrook, Exeter, EX5 7AJ

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, modern two-bedroom 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, Cranbrook Medical Centre, a recently opened Morrisons Supermarket and Cranbrook Train Station which provides a regular service into the city centre. St Martins Primary & Nursery School and Cranbrook Education Campus are also located close by.

The spacious accommodation comprises entrance hall, open plan kitchen/dining/living room with kitchen area fitted with a modern range of stylish wall and base units, ground floor cloakroom, two good-sized bedrooms, contemporary shower room, district heating and double glazing.

Outside is a delightful rear garden laid predominantly to lawn. A gate provides access to the rear where there are two allocated parking spaces arranged in tandem.

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

MATERIAL INFORMATION

Construction notes: Brick

Heating: EON District Heating

Utilities: Connected to 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>

360 VIRTUAL TOUR

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

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.





BRITISH
PROPERTY
AWARDS

2021
★★★★★

GOLD WINNER

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2022
★★★★★

GOLD WINNER

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BRITISH
PROPERTY
AWARDS

2023
★★★★★

GOLD WINNER

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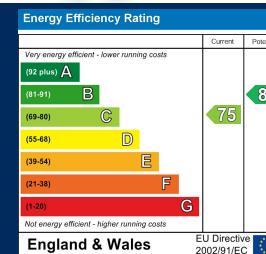
2024
★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER

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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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