

naomi j ryan
estate agents

House - Terraced

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Heating: Eon Heat

Parking: Yes

Garden: Yes

Council Tax Band: C

£1,300

Younghayes Road,

, Cranbrook, EX5 7DU

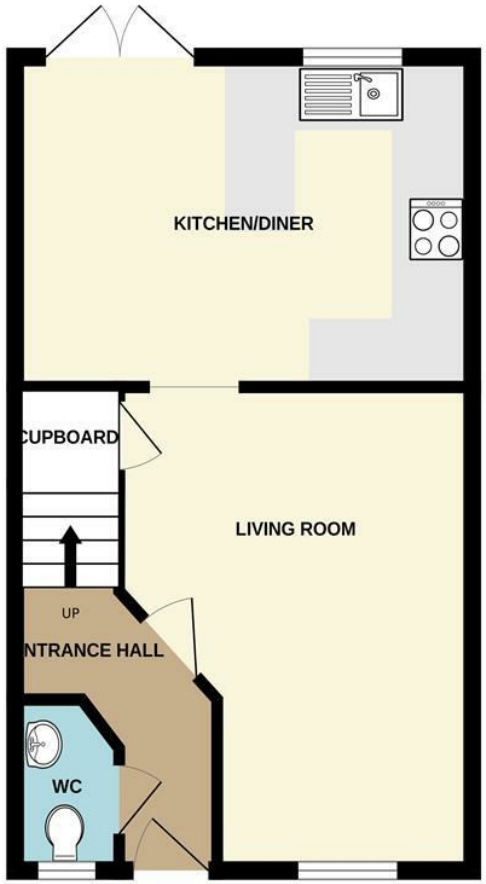
www.naomijryan.co.uk

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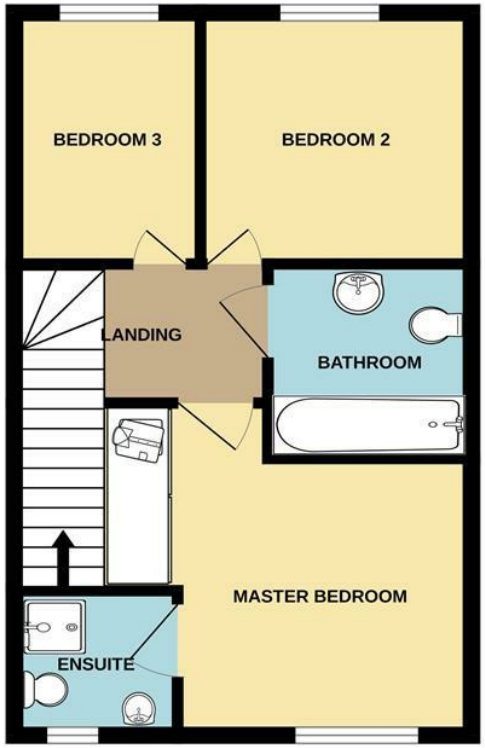
£1,300

Deposit Amount: £1,500

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

This very well presented property, located in the popular town of Cranbrook, situated approx. 8 miles East of Exeter is available from the start of January 2027.

The property comprises; a bright and spacious living room, kitchen diner with oven and hob and space for other appliances and WC to the ground floor.

To the first floor, there are three bedrooms, master bedroom benefitting from fitted wardrobes and ensuite shower room and family bathroom.

Outside to the rear of the property is a low maintenance garden with patio area and gate providing access to the garage and one allocated parking space. To the front of the property is a small slate chip garden.

EPC Rating C.

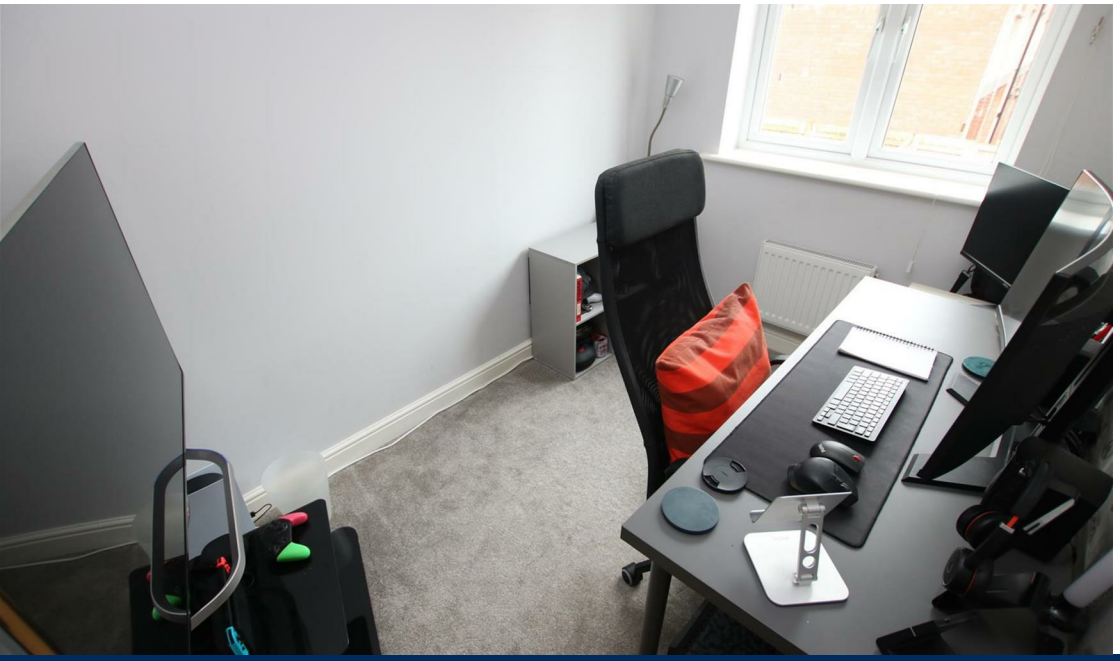
Council Tax Band C.

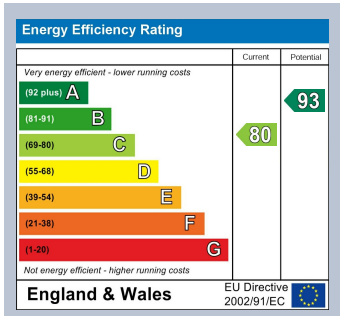
Please contact the office to arrange a viewing - in person viewings only.

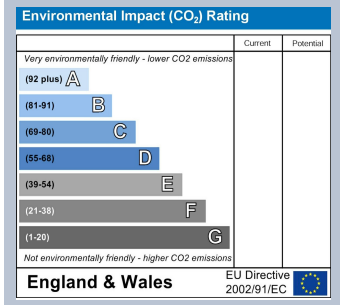
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899