



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 2



Bathrooms: 1



Receptions: 1



District Heating



Driveway



Enclosed Rear Garden Council Tax Band: C

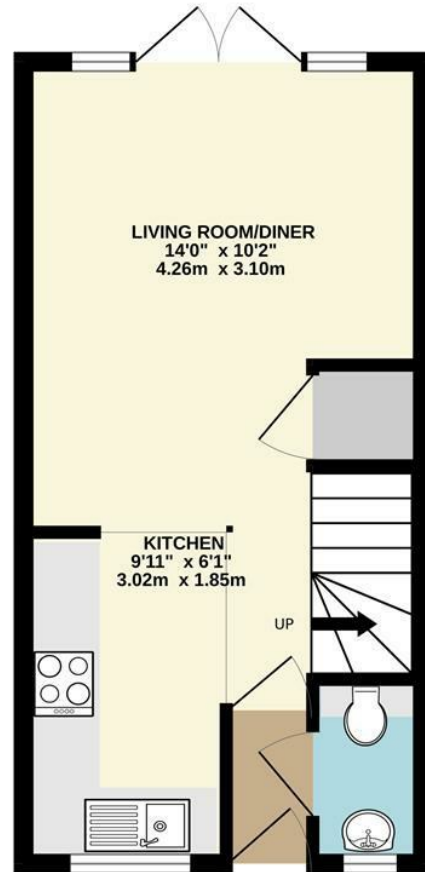


£245,000 Freehold

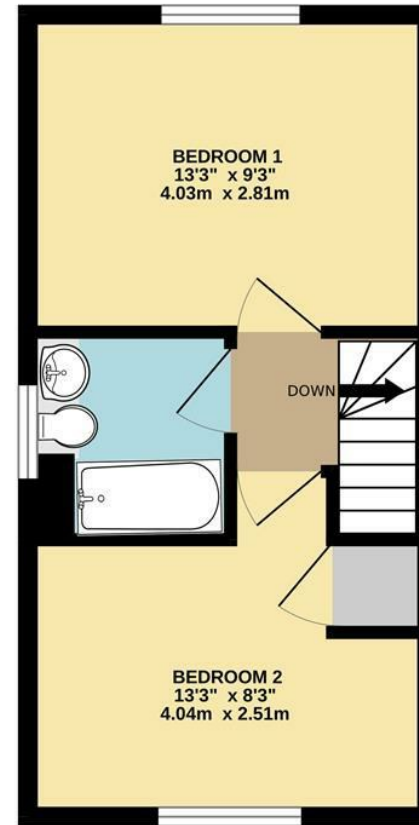
4 Crab Apple,
Cranbrook, Exeter, EX5 7EH

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR





SUMMARY

An exceptionally well-presented semi-detached home featuring two double bedrooms occupying a tucked away position within the modern town of Cranbrook. Located approximately 7 miles east of Exeter, Cranbrook boasts a range of local amenities including shops, schools, a community center, takeaways, and a public house. Additionally, major road connections, Exeter Airport, and Cranbrook Train Station, which provides regular services to Exeter, are conveniently close by.

The well-appointed living spaces feature bright and spacious rooms with a modern aesthetic. In summary, the accommodation includes an entrance hall, a WC, and an open-plan living space on the ground floor. This impressive area allows for both a living space and dining area. The kitchen is equipped with modern units, along with an integrated washing machine and fridge/freezer. On the first floor, there are two generously sized bedrooms and a bathroom fitted with a well-appointed suite.

Outside, the property features a beautifully maintained rear garden that offers a significant degree of privacy, making it an ideal place to enjoy the outdoors. A side gate provides pedestrian access to the driveway, which accommodates two off-road parking spaces arranged in tandem.

Naomi J Ryan Estate Agents are delighted to bring this wonderful home to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

MATERIAL INFORMATION

Construction notes: Brick

Heating: EON District Heating

Utilities: Connected to mains Electric, Water & Drainage

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.






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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.

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

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