



naomi j ryan  
estate agents



House - Semi-  
Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



Garage & Parking



Enclosed Rear Garden



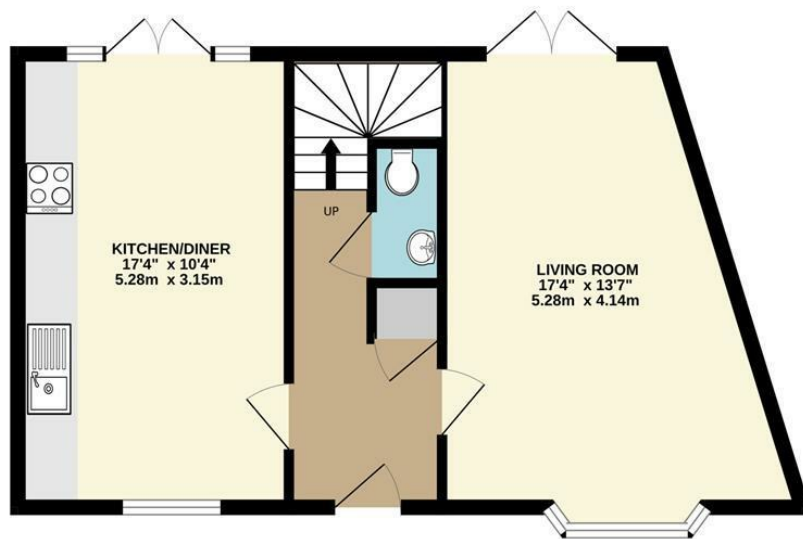
Council Tax Band: D

£320,000 Freehold

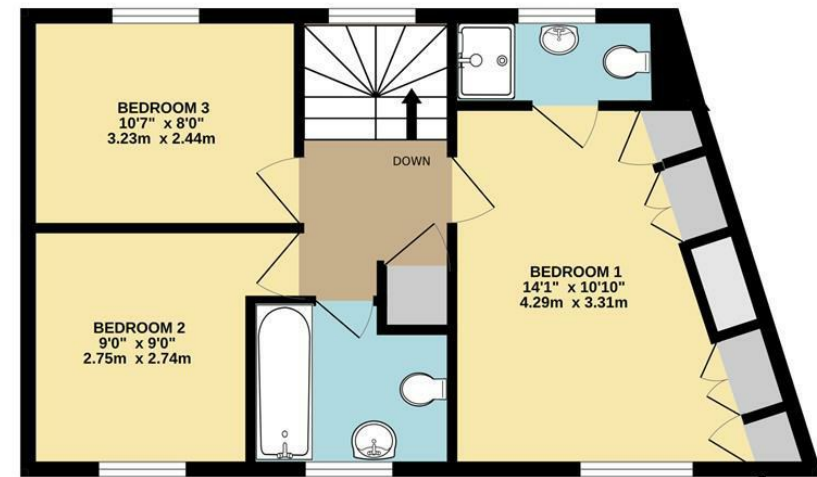
3 Seven Acres,  
Cranbrook, Exeter, EX5 7BW

[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

An exceptionally well-presented semi-detached residence that provides generously sized living spaces, located on the outskirts of Cranbrook. Approximately 7 miles east of Exeter, Cranbrook features a variety of local amenities such as shops, schools, a community center, takeaways, and a public house. Major road connections, Exeter Airport, and Cranbrook Train Station, which offers regular services to Exeter, are also conveniently nearby.

The well-appointed living spaces are distributed over two levels, featuring bright and spacious rooms with a modern aesthetic. The accommodation briefly includes an entrance hall with a fitted cupboard, a dual-aspect living room, and a kitchen/dining area, also dual-aspect and equipped with a stylish kitchen. On the first floor, there are three bedrooms, an ensuite shower room, and a family bathroom. The principal bedroom stands out as a notable aspect of the property, benefiting from a range of fitted wardrobes and drawers, along with an ensuite shower room. Externally, the property boasts a well-maintained, low-maintenance rear garden primarily laid to artificial grass and patio. Additionally, there is access to the garage through a courtesy door. The garage is equipped with power and lighting. In addition to the garage, there is off-road parking available both in front of and behind the garage.

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: TBC

Heating: District Heating

Utilities: TBC

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>

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

## 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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