

naomi j ryan  
estate agents



Terraced House



Bedrooms: 2



Bathrooms: 1



Receptions: 1



District Heating



Allocated Space to  
Rear



Enclosed Rear Garden Council Tax Band: B

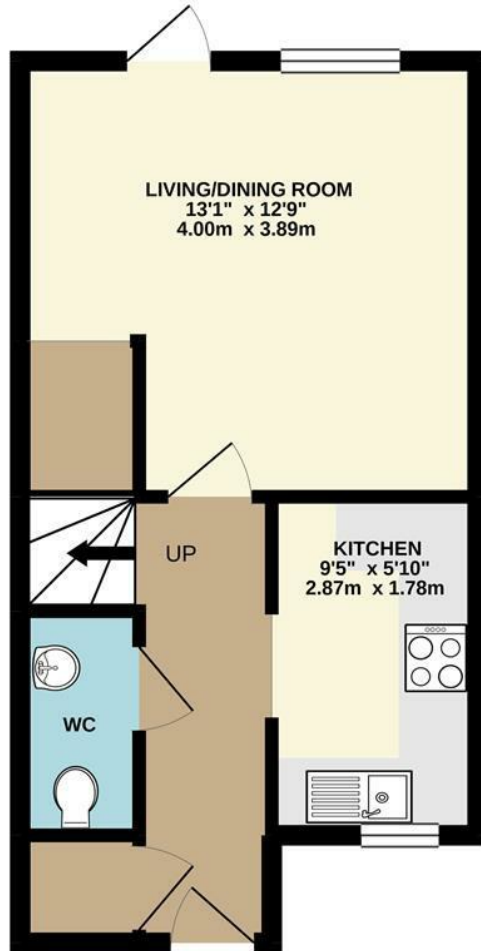
£190,000 Freehold

Younghayes Road,

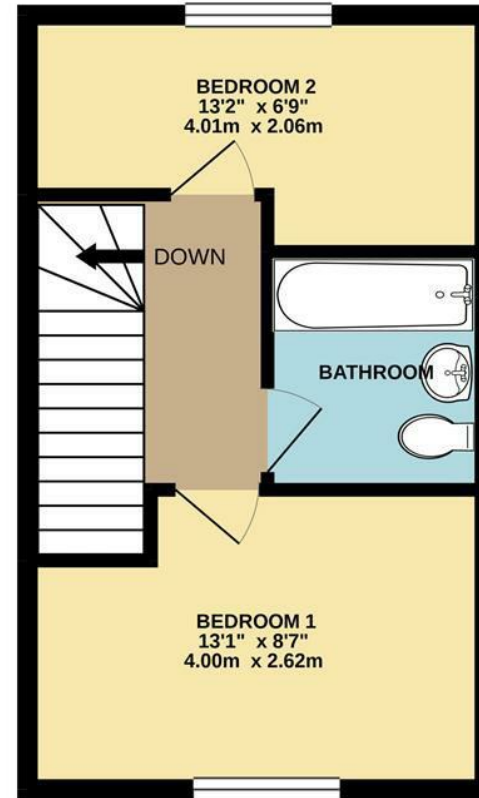
Cranbrook, Exeter, EX5 7DR

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR



1ST FLOOR



## SUMMARY

A fantastic opportunity to acquire this well presented two bedroom house located within the popular & modern development of Cranbrook.

The light and spacious accommodation comprises in brief entrance hall, living/dining room, modern kitchen and cloakroom to the ground floor. Two bedrooms and a bathroom are situated to the first floor. Outside the property enjoys a well maintained and low maintenance rear garden. A gate from the garden gives access to the parking area to the rear where the property has one allocated parking space.

Cranbrook is located approximately 5 miles East of Exeter and offers convenient access to transport links into the city as well as the surrounding major road network. Within Cranbrook itself are a range of amenities which include well regarded primary and secondary schools, a Public House and a parade of shops.

Early internal viewing is highly recommended and a 360 Virtual Tour is available to view online.

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £825 - £850 per calendar month, providing a gross rental yield of 5.2% - 5.3%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents. Please remember to bring hand sanitiser to use and a face covering to wear during your viewing.

## 360 VIRTUAL TOUR

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



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## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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