



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Private Driveway



Front & Rear Gardens



Council Tax Band: D

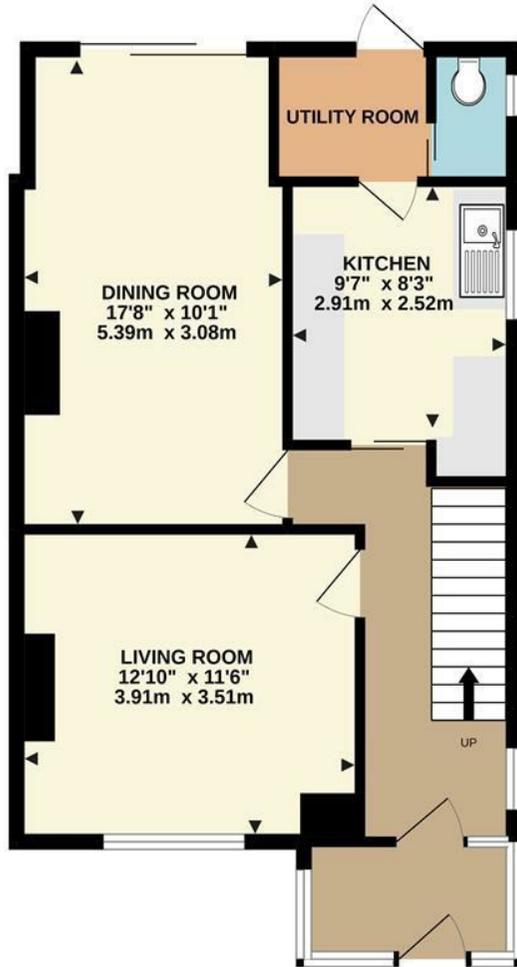
Guide Price £385,000

Cranbrook Road,

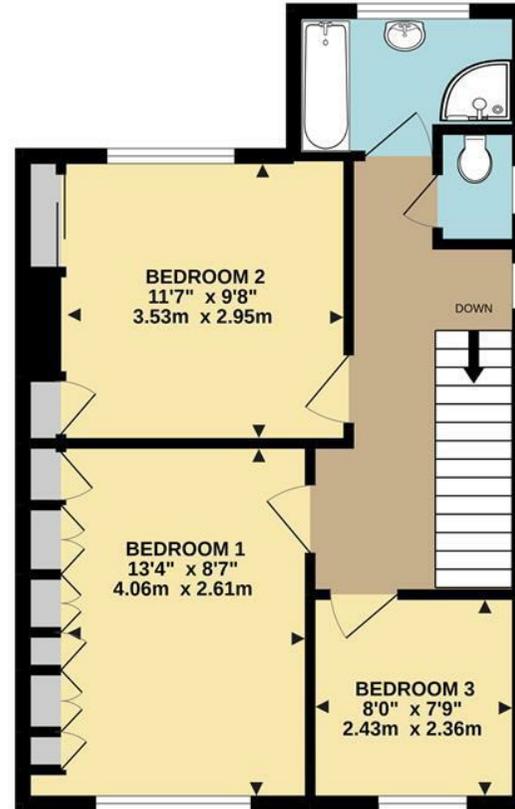
St. Lyles, Exeter, Devon, EX2 5HG

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



SUMMARY

Naomi J Ryan Estate Agents are delighted to bring to the market this well presented three bedroom semi detached property located within the highly desirable residential area of St Loyes. Situated within a small cul-de-sac, the property is in an excellent position for access to the Royal Devon and Exeter Hospital, Exeter's City Centre, the major road network surrounding the city and the wide range of shops and amenities on Heavitree Fore Street.

The accommodation is light and spacious throughout and comprises in brief entrance hall, living room, extended dining room, kitchen, utility area and cloakroom to the ground floor. Three good sized bedrooms with fitted wardrobes to bedrooms one & two, a WC and a modern family bathroom fitted with a bath, separate shower cubicle and sink are situated to the first floor.

Outside the property offers well maintained gardens to the front and rear, the rear garden enjoying a sunny south westerly aspect. Offering a pleasant seating area the rear garden is well maintained and laid predominantly to lawn and patio with mature shrub and flower borders. Further features include a timber shed and pedestrian side gate offering access to the front of the property. A private driveway provides off road parking currently for one vehicle. There is scope to extend the parking area subject to any necessary consents.

Offered to the market for sale with no onward chain this property reflects a fantastic opportunity for a prospective purchaser. Internal viewing is highly recommended to appreciate all this wonderful property has to offer.

360 VIRTUAL TOUR

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

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.



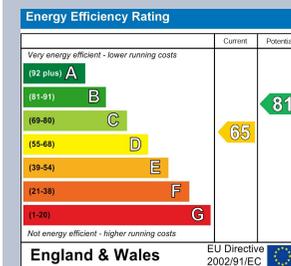
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THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk



BRITISH
PROPERTY
AWARDS

2021



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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