



naomi j ryan
estate agents



Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



Garage & Driveway



Enclosed Rear Garden Council Tax Band: D



Guide Price:
£300,000 - £325,000 Freehold

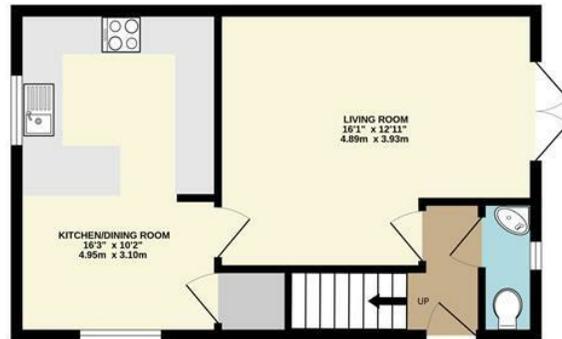
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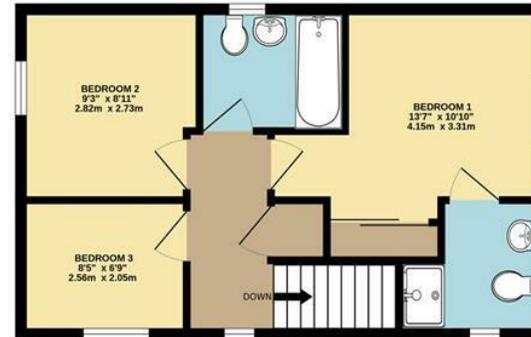
GARAGE



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

GUIDE PRICE £300,000 - £325,000:

A beautifully presented three-bedroom detached house that provides light and spacious living areas, complemented by a landscaped rear garden and a garage with a driveway. Located in the popular town of Cranbrook, approximately 7 miles east of Exeter, this area offers a variety of local amenities, including Morrisons supermarket, schools, a community centre, takeaways, and a public house. Major road connections, Exeter Airport, and Cranbrook Train Station, which provides a regular service to Exeter, are also conveniently accessible. Cranbrook's Country Park and Nature Reserve, covering 35 hectares of habitat and public amenity space, offers excellent outdoor facilities for residents to enjoy.

The property exudes a light and spacious ambience throughout, featuring an entrance hall, a ground-floor cloakroom, a living room with double doors leading to the rear garden, and a dual-aspect kitchen/dining room equipped with a modern fitted kitchen and integrated appliances, including a fridge/freezer, a built-in double oven, hob, washing machine, and dishwasher. The first floor comprises three generously sized bedrooms, built-in wardrobes, an ensuite shower room to the first bedroom, and a contemporary first-floor bathroom.

Externally, there is a charming enclosed rear garden, landscaped with a paved patio area and bordered by timber sleepers. Steps provide access to a level lawn area and an additional decked seating space. A side door grants access to the garage (with power and light), while a gate leads to the front of the property. The garden extends around the rear of the house, featuring paving and decorative stone chippings. An outside tap and an external power socket are also available.

A single garage is situated beside the house, with extra driveway parking available in front.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Mains water and electricity.

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.







BRITISH PROPERTY AWARDS
2021
★★★★★
GOLD WINNER
ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS
2022
★★★★★
GOLD WINNER
ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS
2023
★★★★★
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BRITISH PROPERTY AWARDS
2024
★★★★★
GOLD WINNER
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BRITISH PROPERTY AWARDS
2025
★★★★★
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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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