

naomi j ryan
estate agents



House - Semi-
Detached



Bedrooms: 2



Bathrooms: 1



Receptions: 1



EON District Heating



Driveway for 2 Cars



Landscaped Rear
Garden



Council Tax Band: C

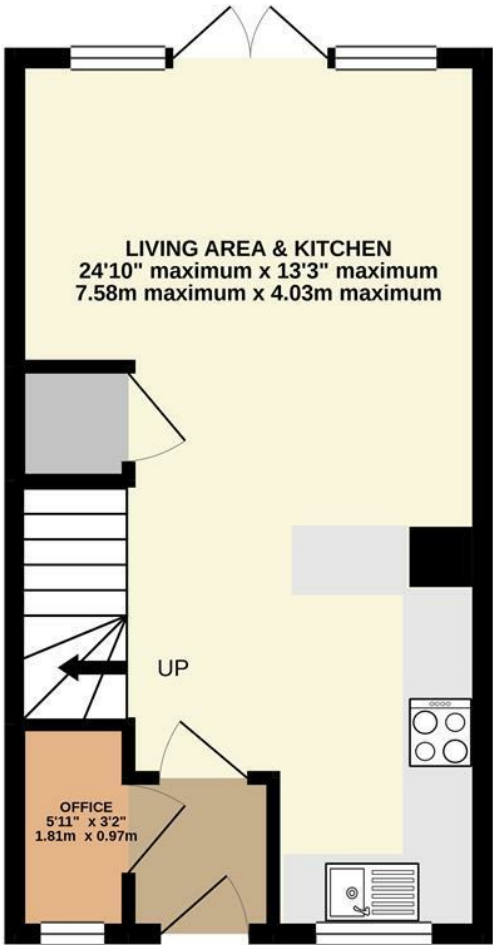
£220,000 Freehold

Crab Apple,

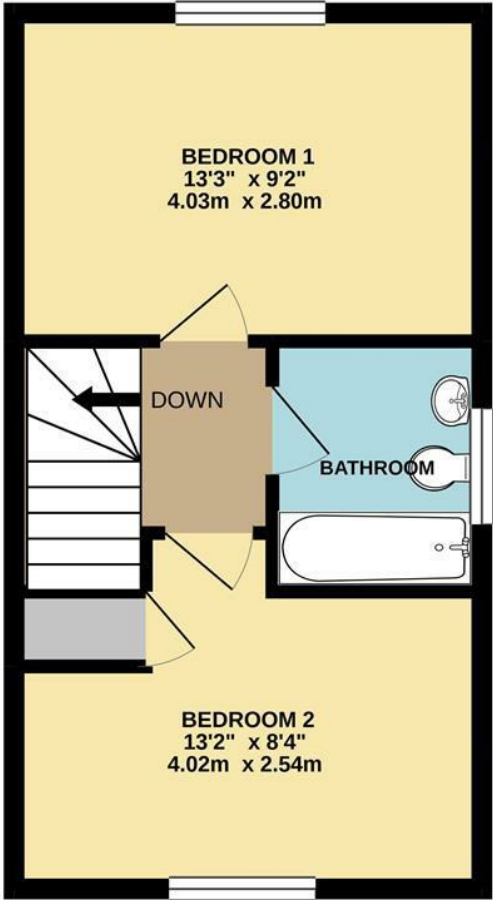
Cranbrook, Exeter, EX5 7EH

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

A fantastic opportunity to acquire this immaculately presented two bedroom semi detached property located within the popular and modern town of Cranbrook.

The accommodation is light, spacious and well appointed throughout comprising in brief, entrance hall, home office space and open plan living accommodation to the ground floor. The kitchen enjoys the use of an integrated fridge/freezer, washing machine and breakfast bar. The living room area offers access out onto the well maintained rear garden via French doors. To the first floor are two good sized bedrooms and a family bathroom fitted with a contemporary suite. Outside the property enjoys the use of a driveway providing two off road parking spaces aligned in tandem and an enclosed rear garden which has been well maintained and landscaped.

Situated approximately 7 miles east of Exeter Cranbrook offers a range of local amenities including shops, schools, takeaways and public house. There is also convenient access to Exeter Airport, major road networks and a train station.

Naomi J Ryan Estate Agents are delighted to offer this property to the market for sale with no onward chain and highly recommend internal viewing.

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.

AGENTS NOTE

The home office was originally a ground floor WC. Should a prospective purchaser wish for this space to be returned to a WC this is something our clients are prepared to do.

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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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		82
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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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