



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



Garage & Driveway



Enclosed Rear Garden



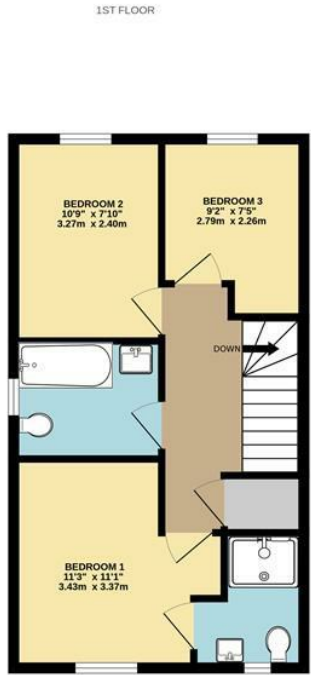
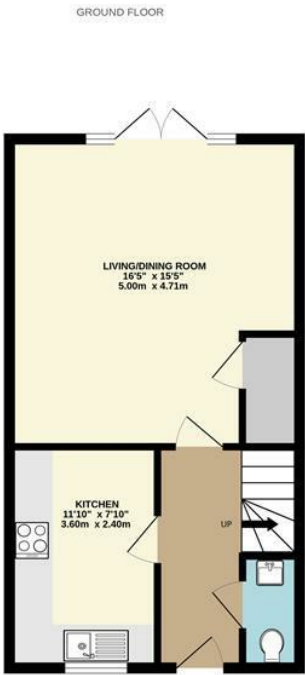
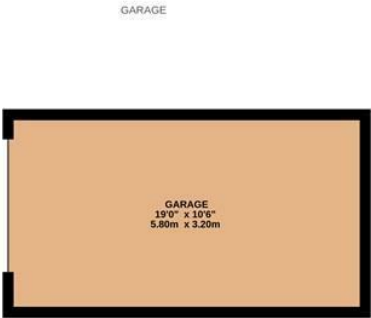
Council Tax Band: D

Offers Over £260,000 Freehold

25 Higher Meadow,

Cranbrook, Exeter, EX5 7AY

www.naomijryan.co.uk



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 well-presented three-bedroom semi-detached home with a garage and driveway, ideally situated within the sought-after town of Cranbrook.

Located approximately seven miles east of Exeter, Cranbrook has grown into a thriving community offering an excellent range of amenities, including local shops, schools, a community centre, cafés, restaurants, a public house, and a Morrisons supermarket. The town also benefits from excellent transport links, with easy access to major road networks, Exeter Airport, and Cranbrook railway station, which provides regular services to Exeter and beyond.

The accommodation is both spacious and practical, comprising an entrance hall, modern fitted kitchen, ground floor cloakroom and a generous living/dining room featuring a useful downstairs storage cupboard and French doors opening onto the rear garden. Upstairs, there are three well-proportioned bedrooms, including the main bedroom with en-suite shower room, together with a contemporary family bathroom.

Outside, the rear garden has been thoughtfully landscaped to provide an attractive, low-maintenance outdoor space. A generous paved patio offers the perfect setting for outdoor dining and entertaining, while the covered decked seating area creates an additional space to relax and enjoy the garden throughout the year. A rear gate provides access to the parking area, where the property benefits from a single garage and an additional parking space directly in front.

This is an excellent opportunity to acquire a modern family home in a popular and convenient location.

MATERIAL INFORMATION

Utilities: Awaiting information.

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.



