



naomi j ryan  
estate agents



House - End Terrace



Bedrooms: 3



Bathrooms: 2



Receptions: 1



EON District Heating



Garage & Driveway



Landscaped Rear  
Garden



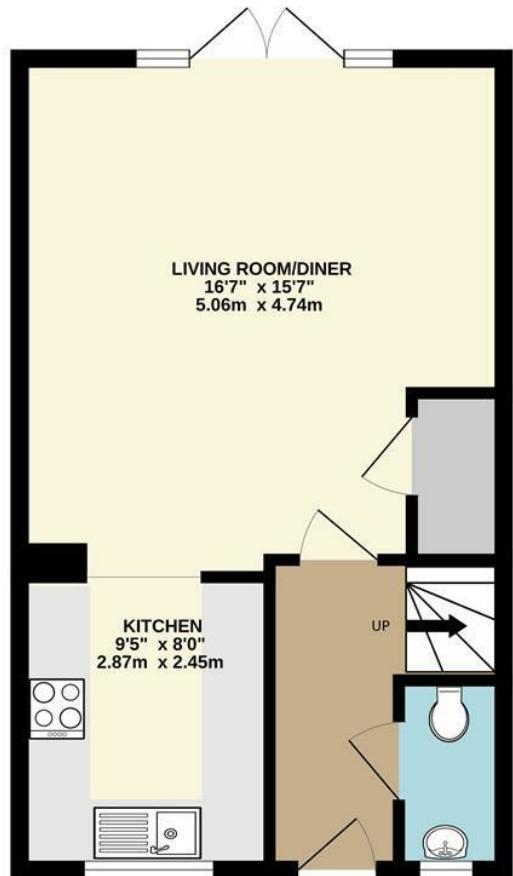
Council Tax Band: C

**£280,000 Freehold**

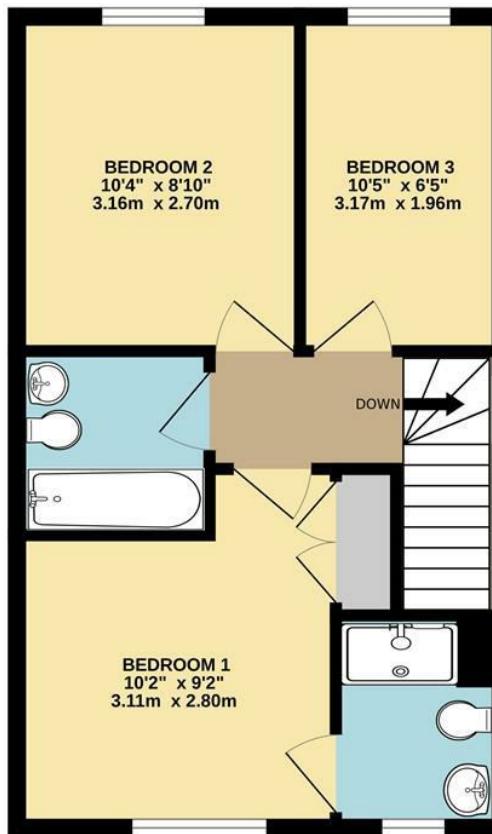
23 Henrys Run,  
Cranbrook, Exeter, EX5 7AU

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

Naomi J Ryan Estate Agents are delighted to bring to the market for sale this superbly presented three bedroom end of terrace property situated within the popular town of Cranbrook. Located approximately 7 miles east of Exeter, Cranbrook offers a range of local amenities including shops, schools, a community centre, eateries, public house and a newly opened Morrisons Supermarket. Major road links, Exeter Airport and Cranbrook Train Station, offering a regular service into Exeter, are also located nearby.

The property has been well maintained by the current owners and offers accommodation that is light and generous in proportion. In brief the accommodation comprises, entrance hall, WC, living room/diner with French doors opening out onto the rear garden and a contemporary kitchen fitted with stylish units and integrated appliances. Three good sized bedrooms, a family bathroom and an ensuite shower room to the principle bedroom are positioned to the first floor and complete the accommodation.

Outside the property enjoys a well maintained, landscaped rear garden offering a good degree of privacy. The garden is comprised predominantly of patio, decorative stone chippings, shrub borders and climbing roses, with soft fruit trees including apple, pear and peach. A decked area is positioned at the bottom of the garden, making the most of the sun. A gate provides pedestrian access to the garage which is located below a nearby coach house. There is parking for one vehicle in front of the garage.

For anyone looking to settle in the Cranbrook area this property is a must see. Early internal viewing is highly recommended to fully appreciate all this home has to offer.

## MATERIAL INFORMATION

Construction notes: Brick.

Heating: EON District Heating.

Utilities: Connected to mains Electric, Water & Drainage.

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>

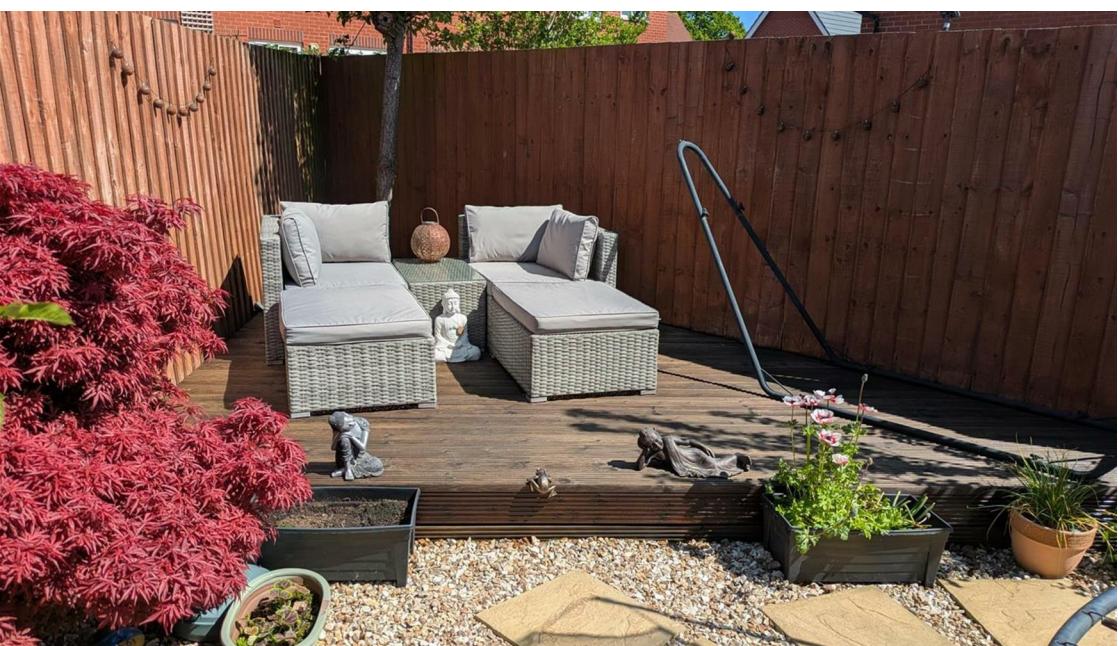
## 360 VIRTUAL TOUR

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

## REFERRAL FEE DISCLOSURE

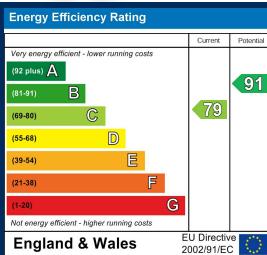
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





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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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