



naomi j ryan  
estate agents



House - End Terrace



Bedrooms: 3



Bathrooms: 2



Receptions: 2



Heating: Eon Heat



Parking: Two Spaces



Garden: Yes



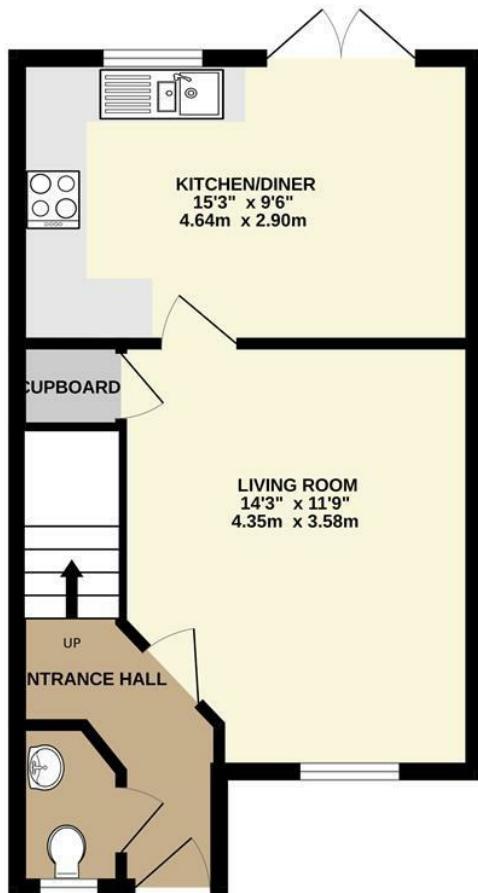
Council Tax Band: C

£1,250

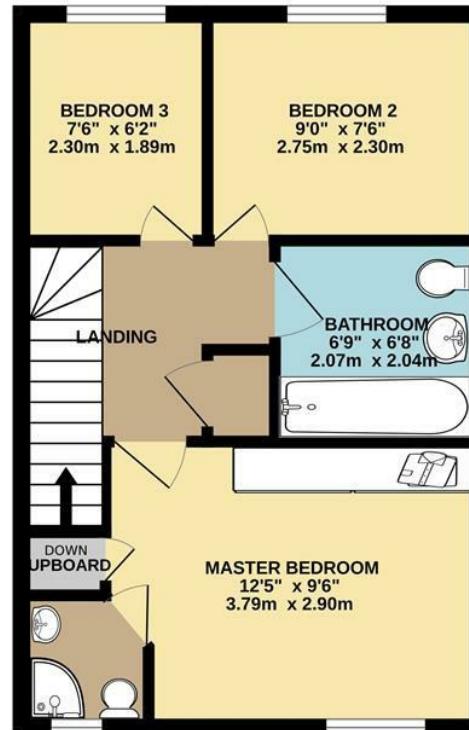
Buzzard Way,  
Cranbrook, Exeter, EX5 7GX

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

GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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

This well presented property located in the popular town of Cranbrook, situated approx. 8 miles East of Exeter is available from the end of February 2026.

In brief the property comprises; a bright and spacious living room, kitchen diner with integral washing machine, dishwasher, oven and hob and fridge freezer with french doors to the rear garden and WC to the ground floor, and three bedrooms and family bathroom to the first floor, master bedroom benefitting from fitted wardrobes and ensuite shower room.

Outside to the rear of the property is a larger than average garden with generous patio area and large lawn plus a useful garden shed and side access.

To the front of the property is a small slate chip garden and two allocated parking spaces.

EPC Rating B

Council Tax Band C

Apologies we are unable to consider pets or sharers at this property.





## THINKING OF LETTING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[lettings@naomijryan.co.uk](mailto:lettings@naomijryan.co.uk)

