



naomi j ryan
estate agents



House - End Terrace



Bedrooms: 3



Bathrooms: 2



Receptions: 2



Heating: Eon Heat



Parking: Two Spaces



Garden: Yes



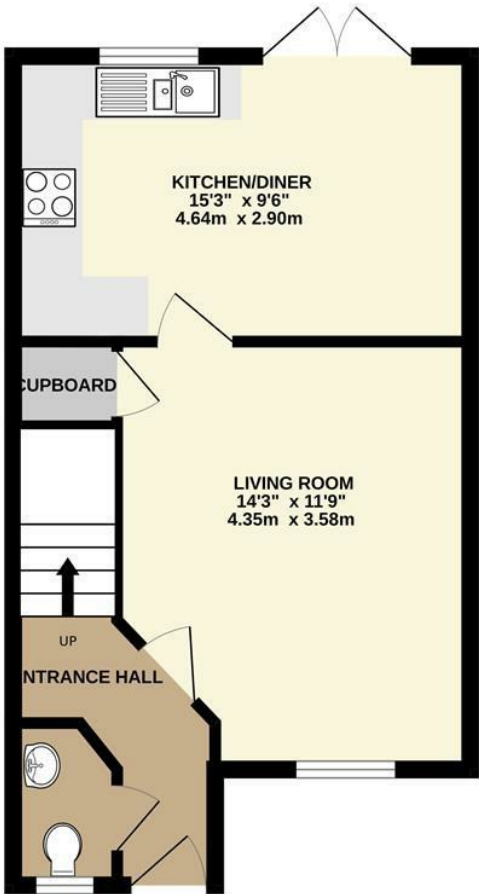
Council Tax Band: C

£1,250

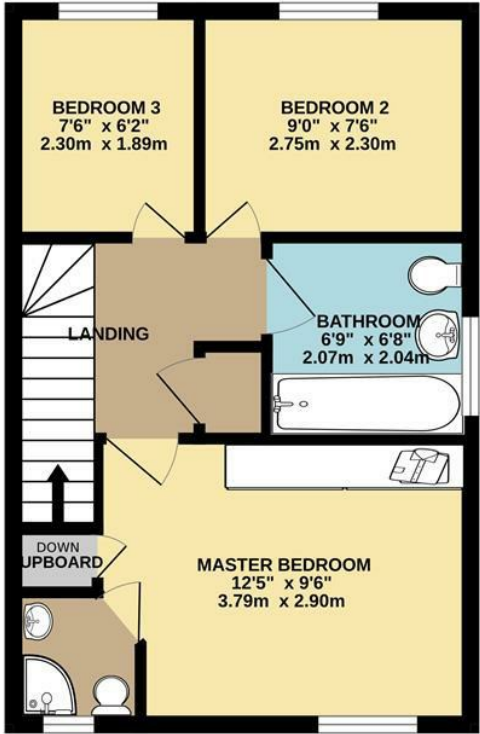
Buzzard Way,
Cranbrook, Exeter, EX5 7GX

www.naomijryan.co.uk

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 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

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.



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THINKING OF LETTING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
lettings@naomijryan.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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		



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN EXETER

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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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