



naomi j ryan
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Heating: Eon Heat



Parking: Yes



Garden: Yes



Council Tax Band: C

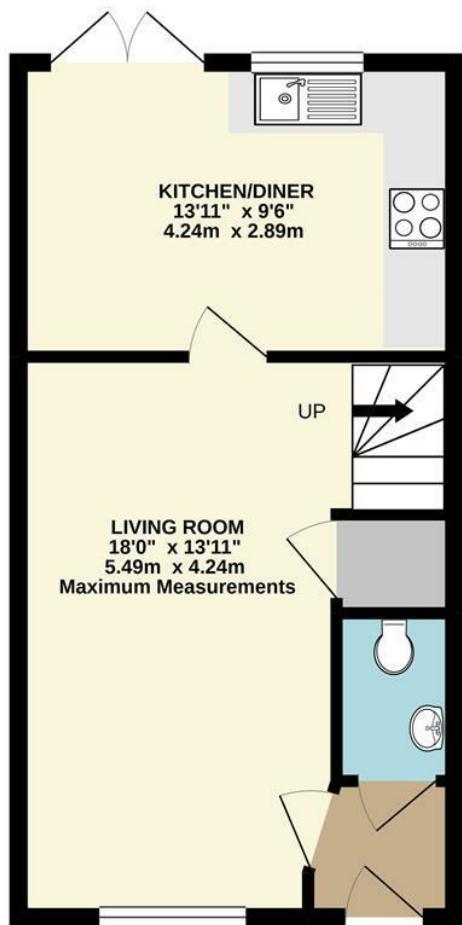
£1,225

Younghayes Road,
Cranbrook, Exeter, EX5 7DS

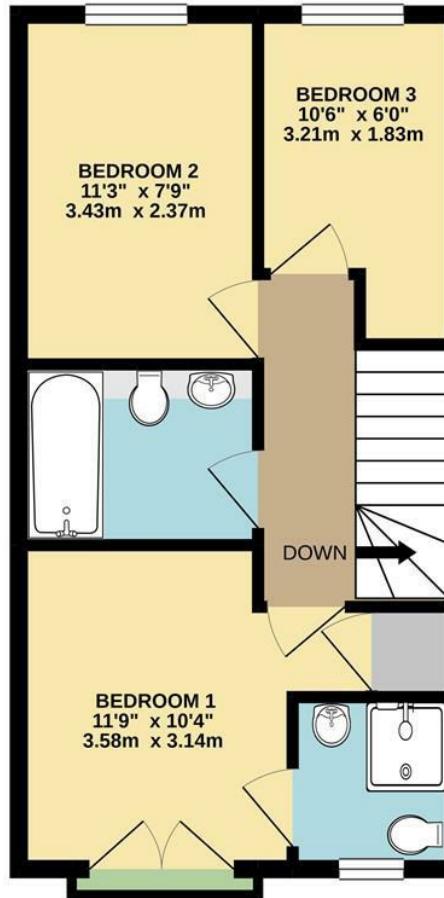
www.naomijryan.co.uk

Deposit Amount: £1,413

GROUND FLOOR



1ST FLOOR



SUMMARY

We are delighted to offer for let this superbly presented three bedroom property situated within the popular town of Cranbrook which is situated approximately 7 miles east of Exeter.

Cranbrook offers a range of local amenities including shops, schools, community centre, takeaways and a local pub. It is also conveniently located for all major road links, Exeter Airport and Cranbrook Train Station.

In brief the property comprises; entrance hall, cloakroom, living room and modern kitchen/diner with some integrated appliances to the ground floor. On the first floor there are two double bedrooms and a good size single. The master bedroom has an ensuite shower room and a Juliette balcony, this room also includes wardrobes and shelving. There is also a separate family bathroom.

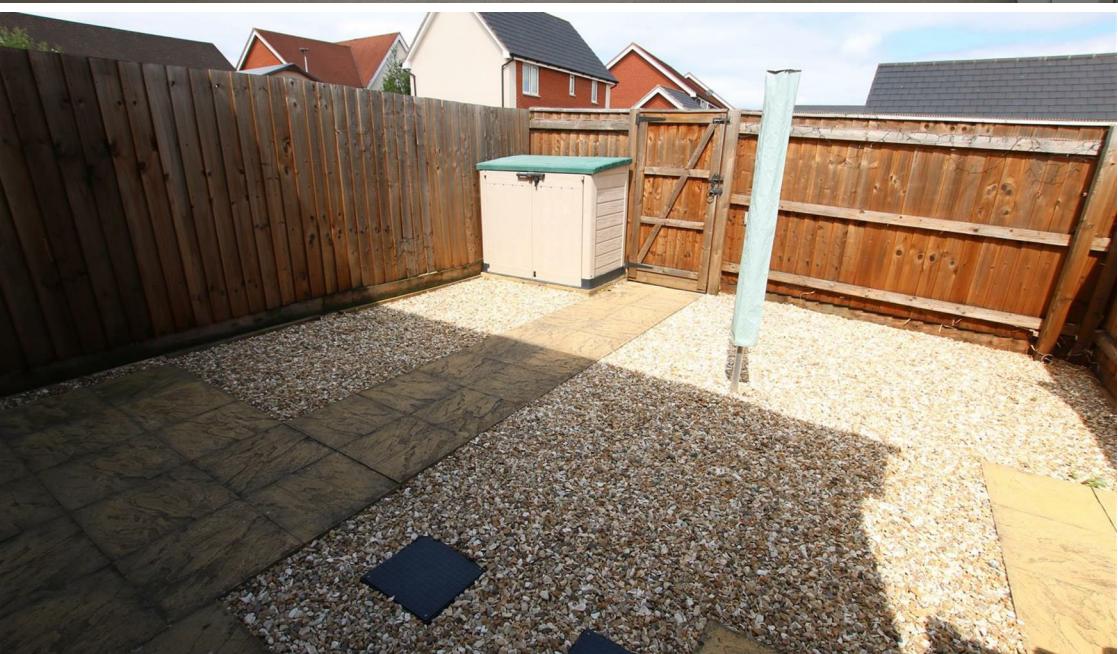
Outside the property enjoys a low maintenance rear garden with a rear gate providing access to the two allocated parking spaces.

EPC rating B

Council Tax Band C

One pet considered, subject to a pet rent of £25 per pet per month.





THINKING OF LETTING?

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

