



naomi j ryan
estate agents



House - Townhouse



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Heating: Eon



Parking: Yes x2



Garden: Yes



Council Tax Band: C

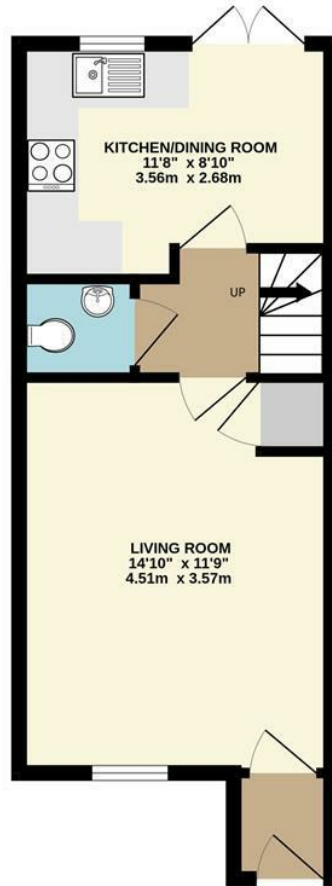
£1,300 Per Month



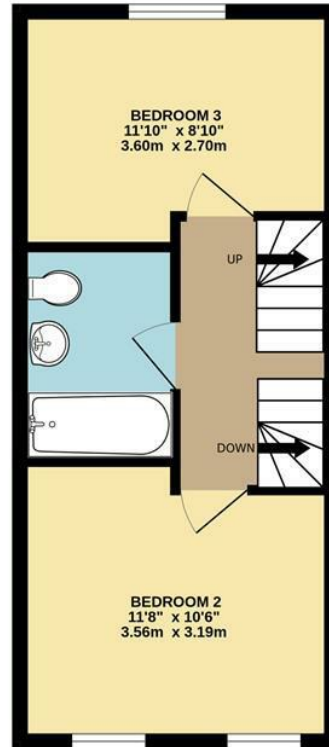
Long Culvering,
Cranbrook, Exeter, EX5 7ES

www.naomijryan.co.uk

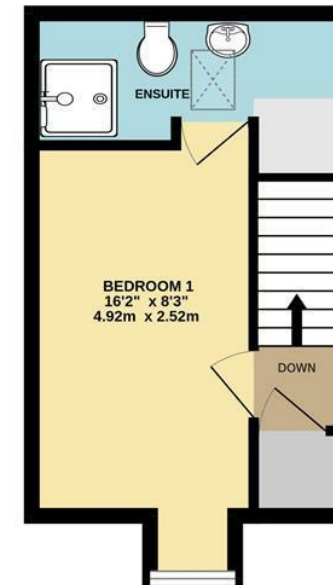
GROUND FLOOR



1ST FLOOR



2ND FLOOR



SUMMARY

We are delighted to offer for let, this well-presented townhouse with three double bedrooms, located within the popular and modern town of Cranbrook.

Cranbrook is approximately 7 miles east of Exeter and offers a range of local amenities including shops, schools, a community centre, Morrisons Supermarket, takeaways and a Public House.

Major road links, Exeter Airport and Cranbrook Train Station offering a regular service into Exeter, are also located nearby.

Offering spacious accommodation over three floors, the property comprises; entrance porch, living room, ground floor cloakroom, modern kitchen/dining room, three double bedrooms (one with ensuite shower room), and a bathroom.

Outside is a well-maintained and enclosed rear garden with a paved patio and artificial grass. A garden shed provides useful storage space and a gate provides pedestrian access to the front of the house. To the front of the house is a small garden area with decorative slate chippings and two allocated parking spaces.

One Pet Considered with an additional Pet Rent of £25 per month.

EPC Rating B.

Council Tax Band C.

In person viewings only.

Holding Deposit £288.



naomi j ryan
estate agents





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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	



 **naomi j ryan**
estate agents

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.

18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899