



naomi j ryan  
estate agents



House - Townhouse



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Heating: Eon Heat



Parking: Yes



Garden: Yes



Council Tax Band: D

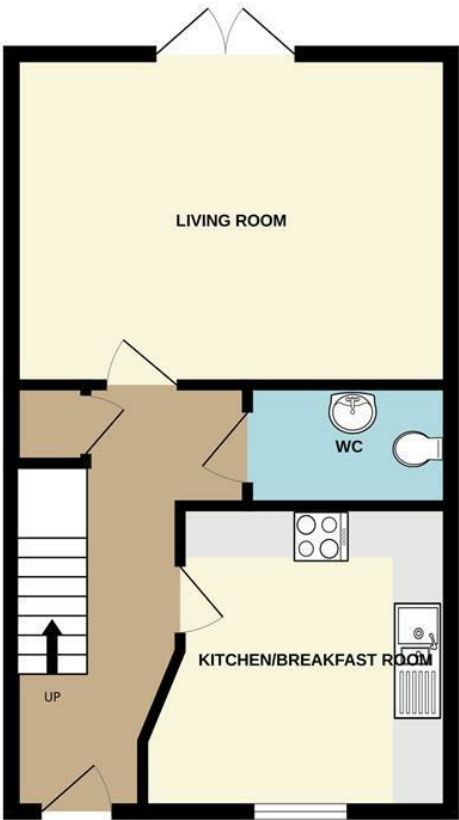
£1,450

Rush Meadow Road,

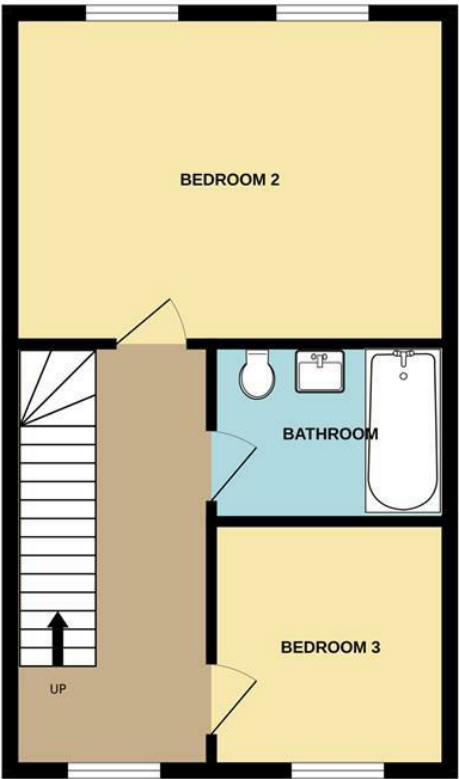
Cranbrook, Exeter, EX5 7GB

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

GROUND FLOOR



1ST FLOOR



2ND 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

New to the Lettings Market, this exceptionally well presented property is available to let with immediate effect, subject to satisfactory references.

Situated in the popular residential area of Cranbrook, the property is in an enviable position, not overlooked at either the front or rear and within walking distance to the local Country Park and Cranbrook Education Campus. It is also a short walk/drive to the new Morrisons Supermarket which is currently under construction.

The property has just been redecorated throughout and in brief comprises; Kitchen/Breakfast room with integrated appliances, WC and Spacious living room with french doors to the rear garden on the ground floor, A larger than average second bedroom, family bathroom and large single bedroom to the first floor and Master Bedroom with Ensuite Shower Room to the Second Floor.

Cranbrook is a popular village which lies approx. 8 miles East of Exeter and also benefits from the EON Heat Network, superb transport links, local amenities and well regarded restaurants.

EPC Rating B

Council Tax Band D



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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](mailto:lettings@naomijryan.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	87	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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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