



naomi j ryan  
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House - Terraced



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Heating: Eon Heat



Parking: 1x Allocated



Garden: Yes



Council Tax Band: D

£1,375 Per Month

Younghayes Road,

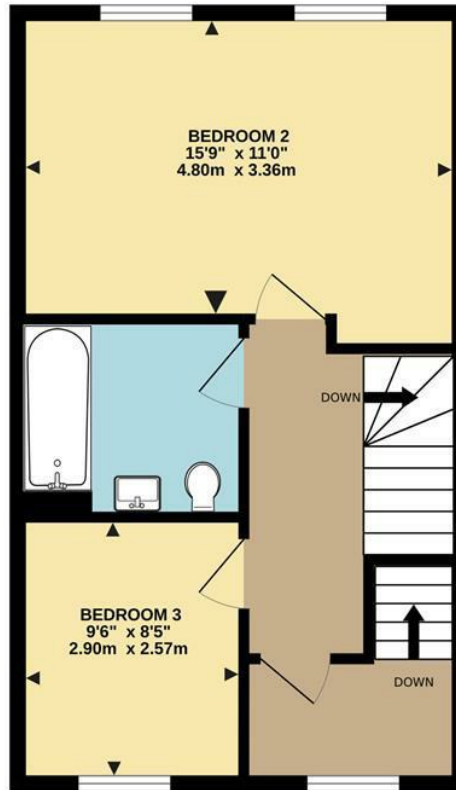
Cranbrook, Exeter, EX5 7DR

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

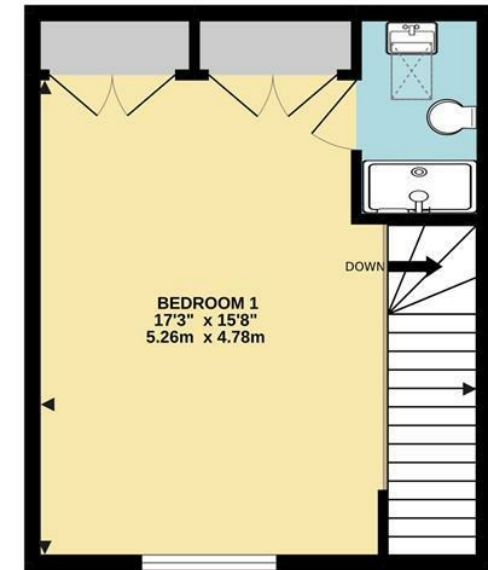
GROUND FLOOR



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

Situated in the desirable town of Cranbrook, approximately 8 miles East of Exeter, the property comprises; kitchen, spacious lounge diner and WC on the ground floor, a double and single bedroom on the first floor and master bedroom with ensuite shower room on the second floor.

The rear garden provides access to the allocated parking space and is paved with decking for ease of maintenance.

Available to let early August, subject to satisfactory references.

In person viewings only.

EPC Rating B

Council Tax Band D

Holding Deposit £317



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		87	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	




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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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