

naomi j ryan
estate agents



Semi Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 1



Eon District Heating



Single Garage &
Driveway



Enclosed Rear Garden Council Tax Band: D



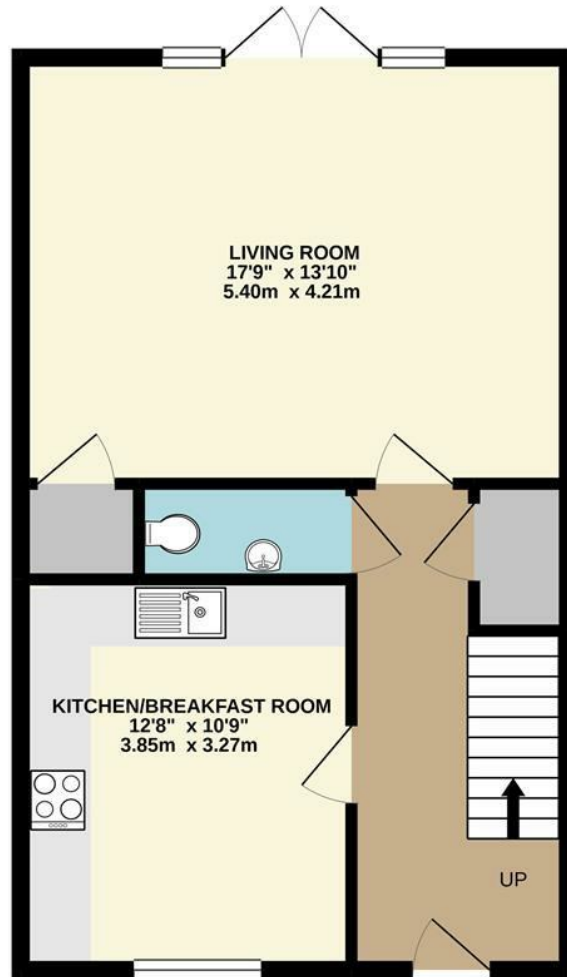
£280,000 Freehold

Shareford Way,

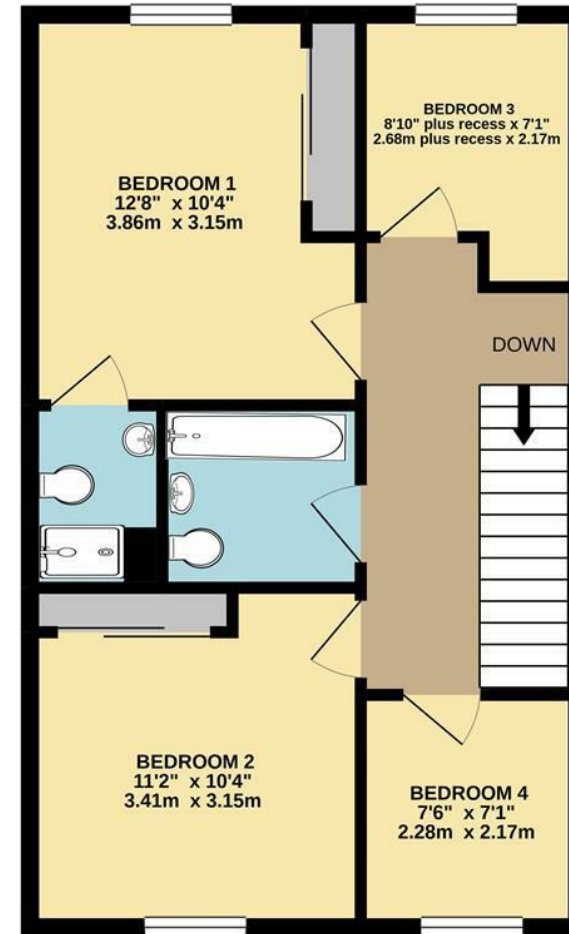
Cranbrook, Exeter, EX5 7EZ

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



SUMMARY

A fantastic opportunity to acquire this immaculately presented four bedroom semi detached home situated within the popular and modern development of Cranbrook.

The property offers convenient access to a wide range of local facilities including Cranbrook Education Campus, The Cranberry Farm, a regular bus and train service and Cranbrook Country Park.

The accommodation, in brief, is light and spacious throughout comprising of entrance hall, living room with French doors offering access to the rear garden cloakroom and modern fitted kitchen/diner to the ground floor. Four bedrooms with ensuite shower room to the master bedroom and a family bathroom are situated to the first floor. Outside the property enjoys an enclosed rear garden, single garage and driveway offering parking for 2/3 vehicles.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale with no onward chain and highly recommend internal viewing.

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents. Please remember to bring hand sanitiser to use and a face covering to wear during your viewing.



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THINKING OF SELLING?

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(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	

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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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