



naomi j ryan
estate agents



House - Townhouse



Bedrooms: 3



Bathrooms: 3



Receptions: 2



Heating: Eon Heat



Parking: Driveway



Garden: Yes



Council Tax Band: D

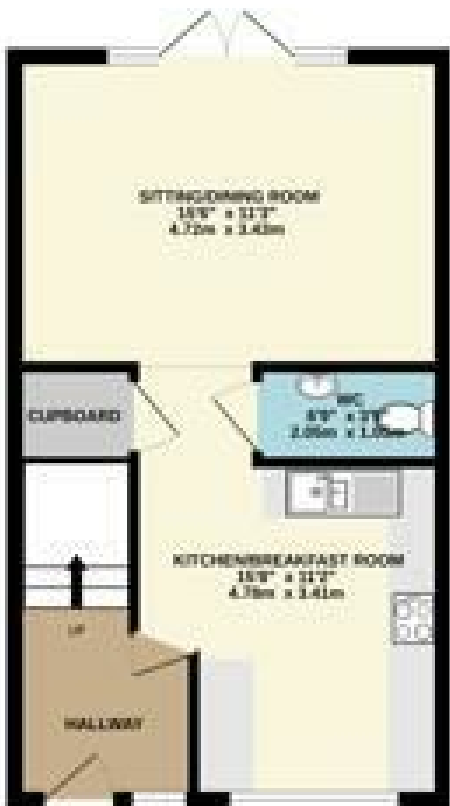
£1,500 Per Month



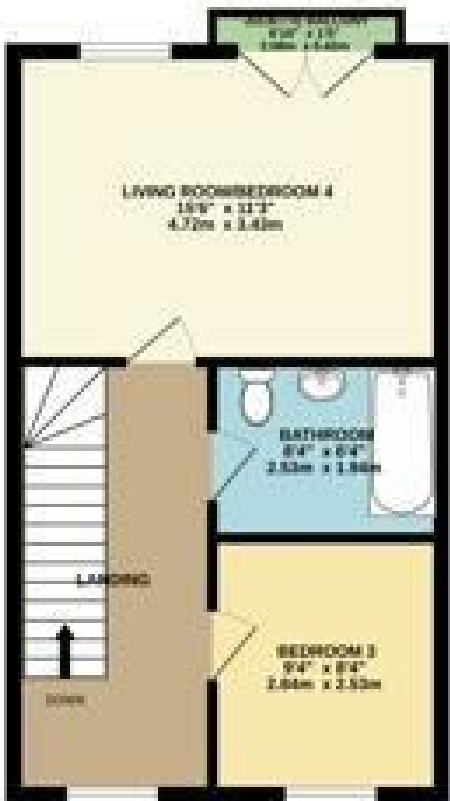
Tillhouse Road,
Cranbrook, Exeter, EX5 7FE

www.naomijryan.co.uk

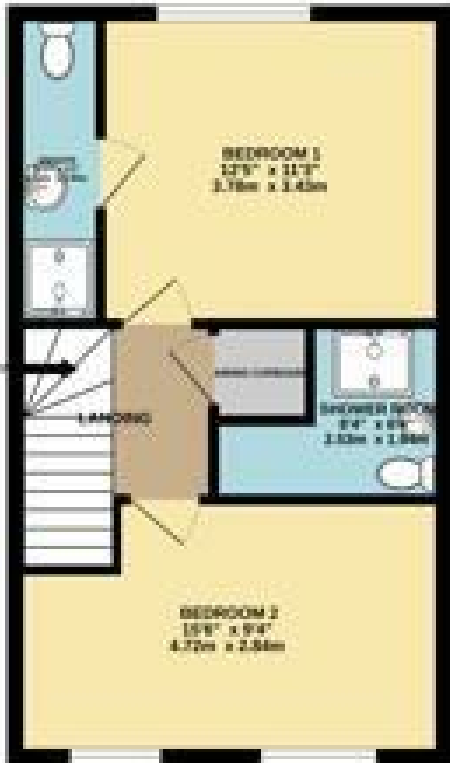
GROUND FLOOR
417 sq ft (38.6 sqm) approx.



1ST FLOOR
417 sq ft (38.6 sqm) approx.



2ND FLOOR
417 sq ft (38.6 sqm) approx.



TOTAL FLOOR AREA: 1252 sq ft (115.8 sqm) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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

Located on Tillhouse Road in Cranbrook, Exeter, this excellently presented townhouse offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms and three bathrooms, this property is ideal for families or professionals seeking a comfortable home.

Upon entering, you are greeted by an open plan ground floor that boasts a contemporary kitchen equipped with essential appliances, a convenient WC, and a spacious reception area. This versatile space can serve as both a dining and living room, providing a welcoming atmosphere for entertaining guests. From here, you can step directly into the beautifully landscaped, low-maintenance garden, which features access to the garage and back gate leading to the driveway. A further side gate provides access to the front of the property.

The first floor comprises a second reception room that can also function as a fourth bedroom, alongside a family bathroom and bedroom three. The spacious landing on this level is thoughtfully designed with power outlets, making it an excellent spot for a home office or study area. Ascending to the second floor, you will find the master bedroom complete with an ensuite shower room, as well as a second bedroom, ensuring ample space for relaxation and privacy.

This townhouse is conveniently located near Cranbrook Academy and local amenities, including Morrisons Supermarket and The Cranberry Farm Pub. Excellent transport links are just a short distance away, with the vibrant centre of Exeter approximately eight miles from your doorstep.

Carpets will be professionally cleaned prior to tenancy, therefore this property is ready for immediate occupancy, subject to referencing. Don't miss the opportunity to make this delightful townhouse your new home.



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