

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

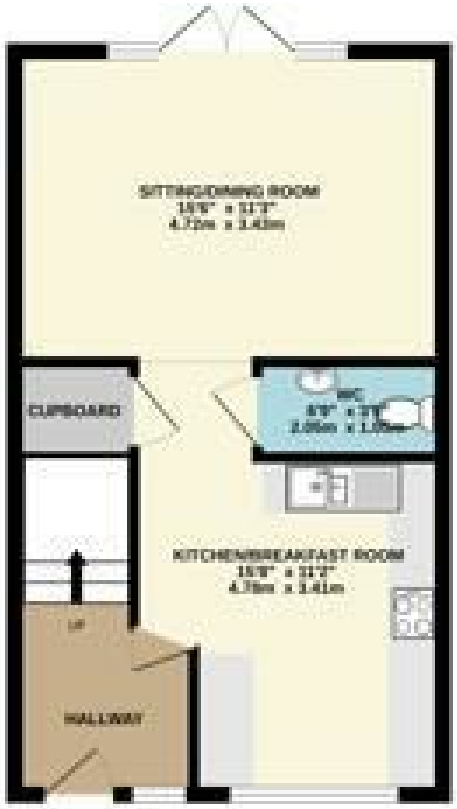
www.naomijryan.co.uk

Tillhouse Road, Cranbrook, Exeter, EX5 7FE

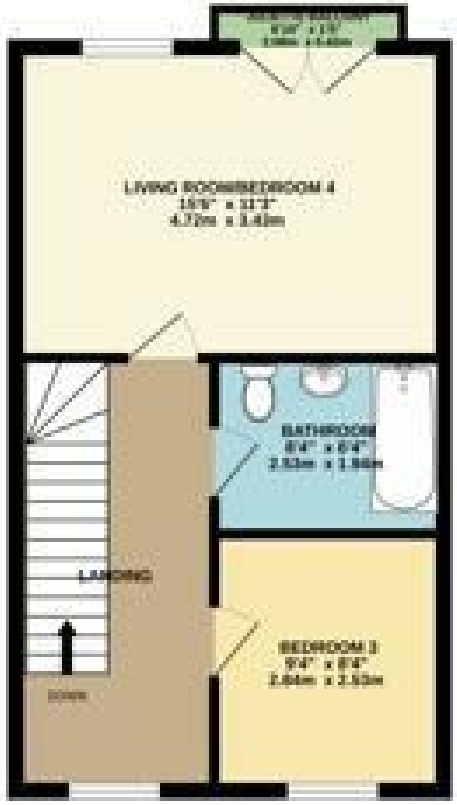
£1,500 Per Month

Deposit Amount: £1,730

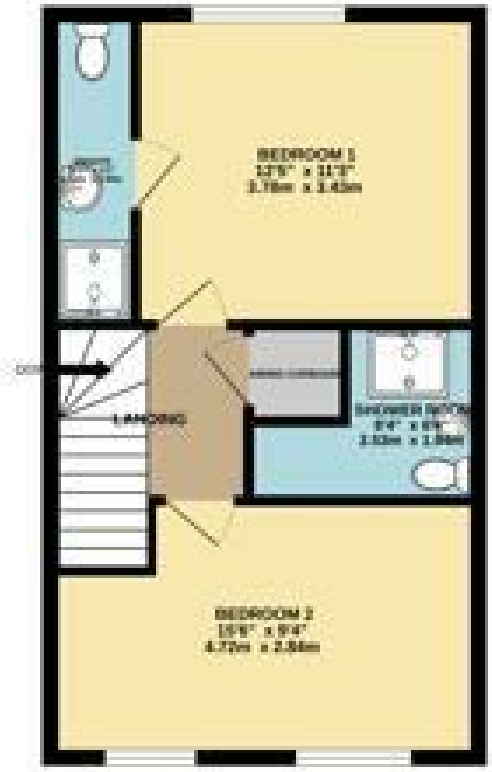
GROUND FLOOR
417 sq.ft. (38.6 sq.m.) approx.



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



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



TOTAL FLOOR AREA : 1252 sq.ft. (116.3 sq.m.) approx.

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.
Made with Metropix ©2025







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.

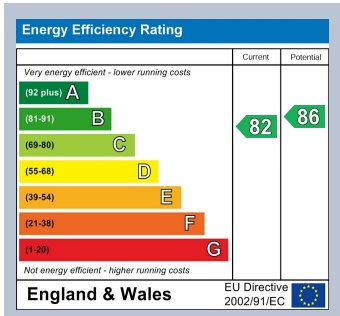
Carpets will be professionally cleaned prior to tenancy, therefore this property is ready for immediate occupancy, subject to referencing. Don't miss the opportunity to make this delightful townhouse your new home.

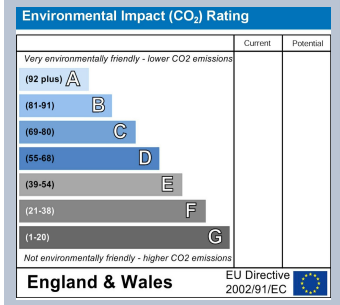
naomi j ryan
estate agents













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