

naomi j ryan
estate agents



House - End Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Eon Heat



Parking: 2 Allocated



Garden: Yes



Council Tax Band: B

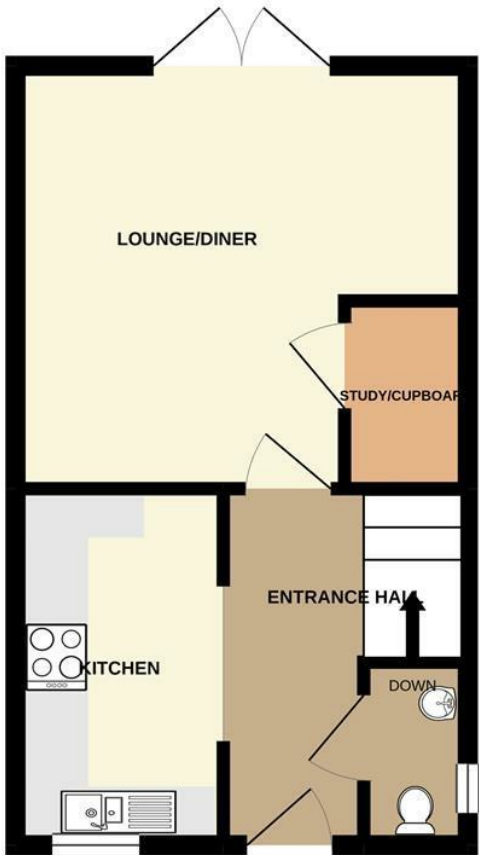
£1,050 Per Month

Great Orchard,

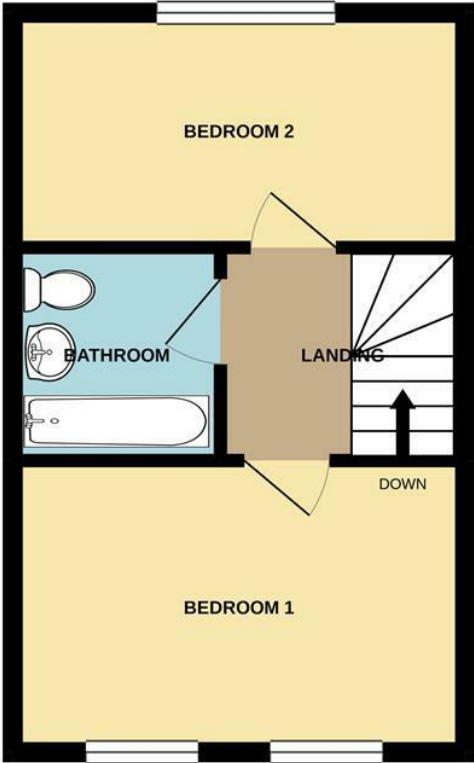
Cranbrook, Exeter, EX5 7GD

www.naomijryan.co.uk

GROUND FLOOR



1ST 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

This very well presented house is available to let from End of October 2024 on a long term basis.

The property is located in Cranbrook which is approx. 8 miles from the centre of Exeter and is in a fantastic position for the A30 and M5 North and South. It is also just down the road from the Cranbrook Education Campus and walking distance to Cranbrook Train Station.

The property is modern and chic throughout, decorated in white with grey floorings and in brief offers a kitchen, WC and living/dining room with useful office space on the ground floor and two double bedrooms and bathroom on the first floor.

French doors lead from the living/dining room out to the beautifully landscaped, south facing rear garden which is laid to patio and artificial grass with a useful storage shed and side access. There are two allocated parking spaces at the front of the property.

One pet considered for the right applicant with an additional pet rent of £25 per month.

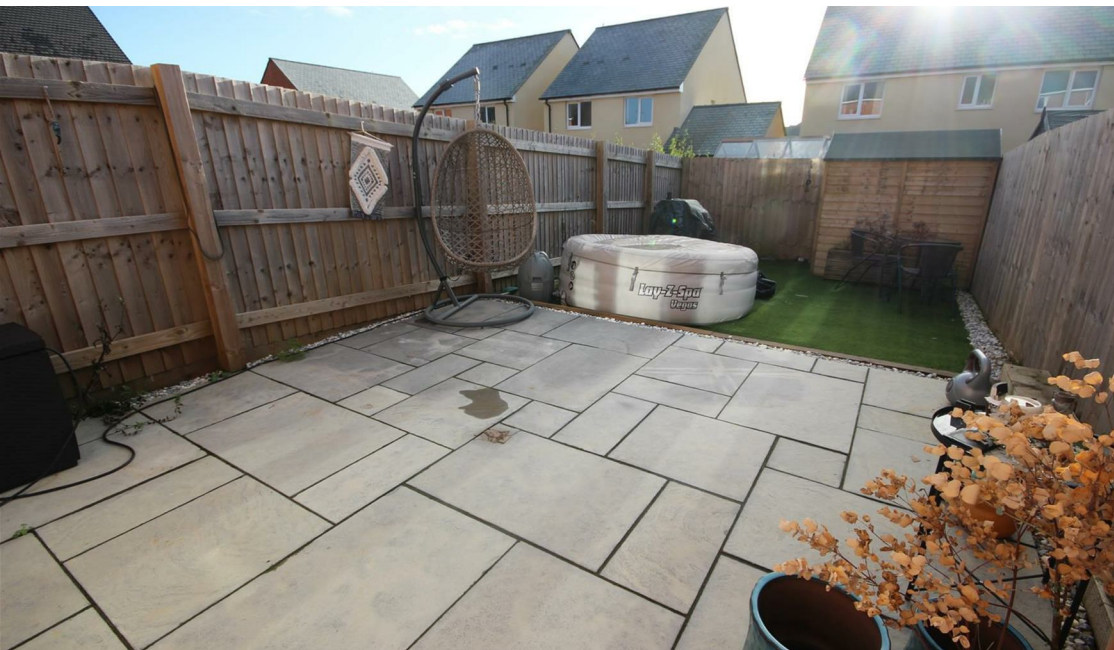
Apologies, we are unable to consider smokers, sharers or students.

EPC Rating B

Council Tax Band B

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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A			
(81-91) B		84	
(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			98
(92 plus) A			
(81-91) B		84	
(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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