

8, Kemps Field, Cranbrook Exeter, EX5 7AZ



A well presented unfurnished three bed end terrace house newly decorated with new carpets and a parking space, in the popular location of Cranbrook. The property is ideally situated for easy access to the M5, A30 and benefits from a train station, the property is approximately 6.3 miles from Exeter and would ideally suit anyone working at the Science Park or Exeter Airport.
EPC Rating C.

Available Early December 2025

Monthly Rent of £1,200

THE ACCOMMODATION COMPRISES:

Entrance Hall

uPVC partly glazed front door. Tilled flooring. Two ceiling lights. Smoke detector. Radiator. Central heating programmer. Under stairs cupboard with shelving. Power points.

Kitchen/Breakfast Room 11' 3" x 10' 2" (3.43m x 3.10m)

Double glazed window to front elevation. Blind over. Radiator. Wood effect vinyl floor covering. Electric Eon boiler. 1.5 bowl stainless steel sink and drainer with chrome mixer taps. Chrome extractor. Build in electric hob with electric oven under. Good range of wall and base units with roll edged worktops over. Space for fridge/freezer, washing machine and dish washer. Ample power points. Light switches



Cloak Room 6' 3" x 3' 6" (1.9m x 1.06m)

Laminate wood flooring. Low level WC, Pedestal wash hand basin both in white with chrome furniture and tiled splash back. Mirror over. Ceiling light. Extractor fan. Radiator

Living Room 11' 1" x 15' 6" (3.39m x 4.73m)

Double glazed French doors to the rear elevation. Curtain pole and curtains over. Brown carpet. Radiator. Two ceiling lights. Ample power points. Telephone and TV points. Light switches



First Floor Landing

Stairs from hallway to first floor landing. Brown carpet. Ceiling light. Loft hatch. Smoke detector. Radiator. Power points

Bathroom 6' 3" x 6' 9" (1.91m x 2.07m)

Double glazed window to front elevation. Blind over. Vinyl floor covering. Enclosed ceiling light and spotlights. Low level WC, Pedestal wash hand basin and bath all in white with chrome furniture. Thermostatically controlled shower over the bath. Chrome heated towel rail. Shaver socket and mirror medicine cabinet.

Bedroom One 21' 7" x 8' 5" (6.58m x 2.57m)

Double glazed window to rear elevation. Curtain pole and curtains over. Ceiling light. Radiator. TV and power points. Built in double wardrobe with mirror fronts. Door to:



Ensuite Shower Room 4' 6" x 6' 4" (1.37m x 1.94m)

Vinyl floor covering. Extractor fan. Chrome ceiling spotlights. Low level WC, Pedestal wash hand basin and Shower cubicle all in white with chrome furniture. Thermostatically controlled shower. Heated towel rail. Medicine cabinet over the basin

Bedroom Three 11' 1" x 6' 11" (3.39m x 2.10m)

Double glazed window to rear elevation. Curtain pole and curtains over. Radiator. Ceiling light. Power points. Light switch

Outside

To the rear of the property pleasant garden partly laid to decking and patio with a grass area. Shed. Side gate to the parking space.

**Additional Information**

Deposit £1,200

Holding Fee of £100 which will go towards the deposit on a satisfactory reference and the contract signed within 15 days

Council Tax Band C

Suitable for a small family or a professionally couple

6 month fixed tenancy then on to a periodic month to month

Redress Scheme: The Property Ombudsman Milford House 43-55 Milford Street Salisbury Wiltshire SP1 2BP Membership number N02624-0 Client Money Protection (CMP): Cheltenham Office Park Hatherley Lane Cheltenham GL51 6SH Membership number A3527

Permitted Fees

Holding fee £100 – this will form part of your deposit upon a satisfactory reference, if the reference comes back unacceptable due to undisclosed information or similar or withdraw for any reason this money will not be refunded. To amend the agreement – If you request any changes to your agreement i.e someone moves out or in to the property there will be a fee of £50 inclusive of VAT To Surrender the tenancy – If you wish to leave the tenancy before the end of the fixed term and we have found another tenant to cancel your liability and the landlord agrees to this, there will be a fee of £300 inclusive of VAT. Loss of key/fob – If you lose a key, key fob to a building or a remote control to a garage or parking space, the cost will vary depending on the block management and whether the key is a security one for this there will be a fee up to £100 inclusive of VAT

Property Misdescription Clause

NOTE: These particulars are intended only as a guide to prospective Tenants to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Landlord are to be or become under any liability or claim in respect of their contents. Any prospective tenant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained therein.

Energy performance certificate (EPC)

8 Kemps Field Cranbrook EXETER EX5 7AZ	Energy rating C	Valid until: 12 February 2034 Certificate number: 0300-2922-1320-2894-6401
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Property type	End-terrace house
Total floor area	81 square metres

Rules on letting this property

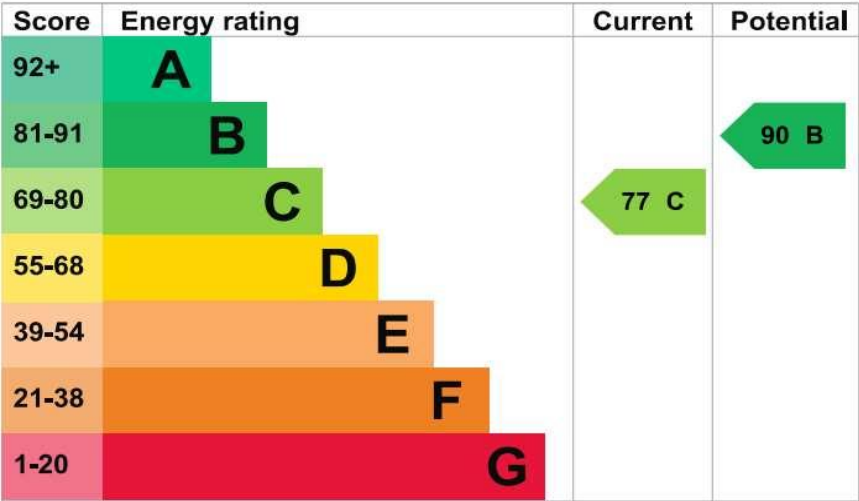
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance