



STAGS

17 Inner Westland, Cranbrook, EX5 7EQ

An immaculate two bedroom semi detached property with driveway parking and rear garden.

Central Exeter 8 miles. M5 (J29) 4 miles. Mainline train station 0.5 miles walk.

• Available Now • Newly Decorated / New Carpets and Flooring • Modern Kitchen and Bathroom • Enclosed Rear Garden • Two x Double Bedrooms • Driveway Parking • Council Tax Band C • Deposit: £1326 • EPC C • Tenant Fees Apply

£1,150 Per Calendar Month

01392 671598 | rentals.exeter@stags.co.uk

DESCRIPTION

An immaculate two bedroom home in a popular location and within walking distance to the train station. The property comprises kitchen, dining room, downstairs cloakroom, two bedrooms and bathroom. Outside is an enclosed low maintenance garden with side gate access. To the front driveway parking. Council Tax Band C. Available Now. Tenant Fees Apply.

ACCOMMODATION

Front door opens into -

ENTRANCE HALLWAY

Radiator and doors to -

CLOAKROOM

Low level WC and wash hand basin. Obscure window to the front aspect.

SITTING ROOM

15'1" x 9'6"

Window to the front aspect, radiator and understairs storage cupboard.

KITCHEN/DINING ROOM

12'5" x 7'10"

Floor and wall mounted cupboards and drawer units. Build in oven with four ring electric hob and extractor over. Sink with drainer and mixer tap over. Space for white goods. Radiator. Window to the rear and patio door out to the garden.

LANDING

From the entrance hallway stairs lead to landing with doors to -

BEDROOM ONE

12'9" x 8'2"

Window to the rear aspect and radiator.

BEDROOM TWO

12'9" x 8'2"

Window to the front aspect and radiator. Storage cupboard.

BATHROOM

Bath with shower over, low level WC and wash hand basin. Corner cabinet and obscure window to the side aspect.

SERVICES

Mains water and drainage, the property is attached to the E.ON Sustainable Energy District Heating Network for hot water and heating. Council Tax Band C.

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1150pcm exclusive of all charges. DEPOSIT: £1326 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required viewings strictly through the agents. The Landlord would prefer no pets residing at this property.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.

RENTERS' RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://stags.co.uk).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(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