



naomi j ryan  
estate agents



House - End Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Eon Heat



Parking: Allocated x2



Garden: Yes

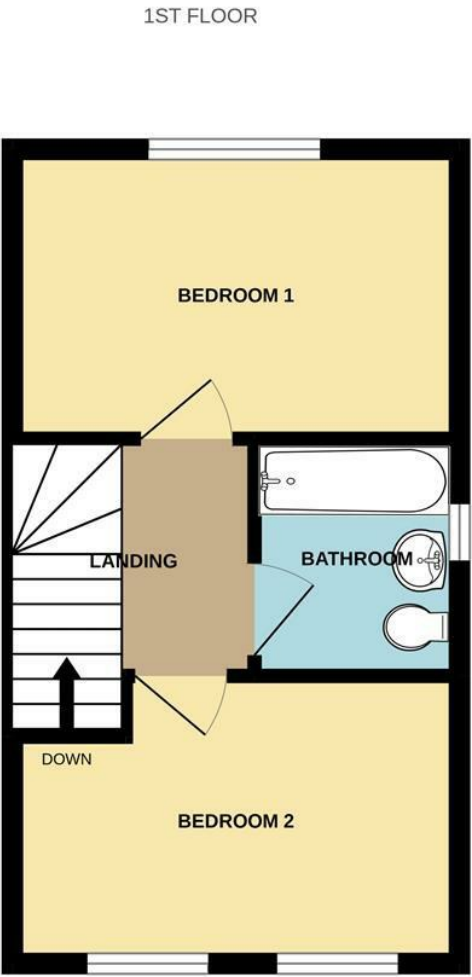
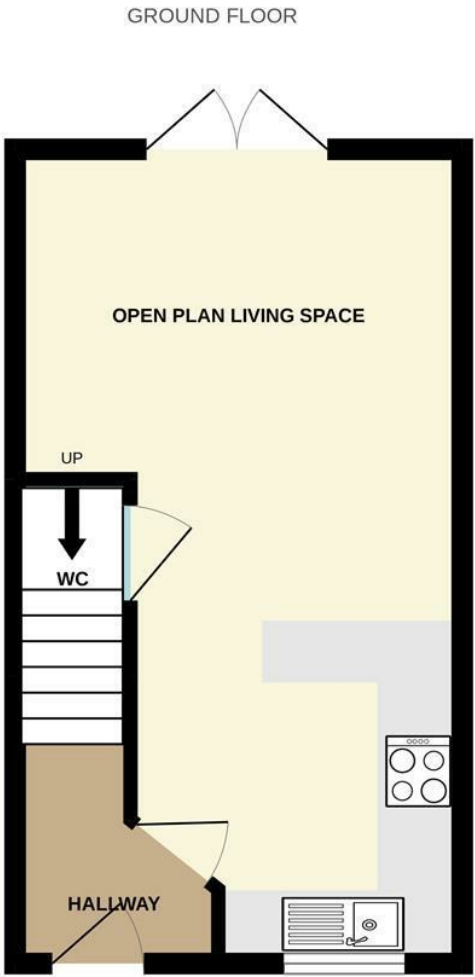


Council Tax Band: B

£1,150 Per Month

Orchard Way,  
Cranbrook, Exeter, EX5 7HY

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)



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 fantastic two bedroom property is excellently presented throughout with high a specification bathroom and kitchen, and is located in the popular residential area of Cranbrook, approx. 8 miles from the centre of Exeter.

It is in a fantastic position for the A30 and M5 North and South, is just down the road from the Cranbrook Education Campus and walking distance to Cranbrook Train Station. It is also a short stroll to the highly regarded Jack in The Green restaurant and Cranberry Farm Pub.

The property benefits from Eon District Heating, has allocated parking for one car and a low maintenance rear garden which goes round to the side of the property allowing access at both the side and top.

EPC Rating B.

Council Tax Band B.

Available September 2026.



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