

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

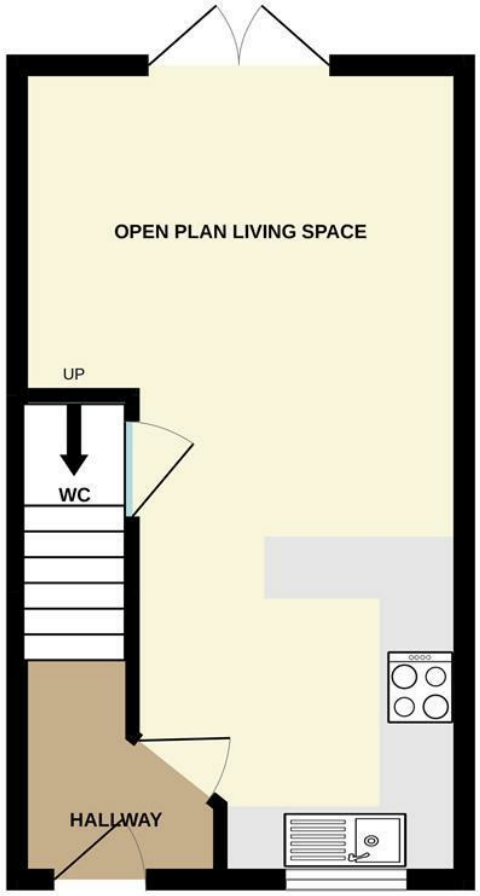
www.naomijryan.co.uk

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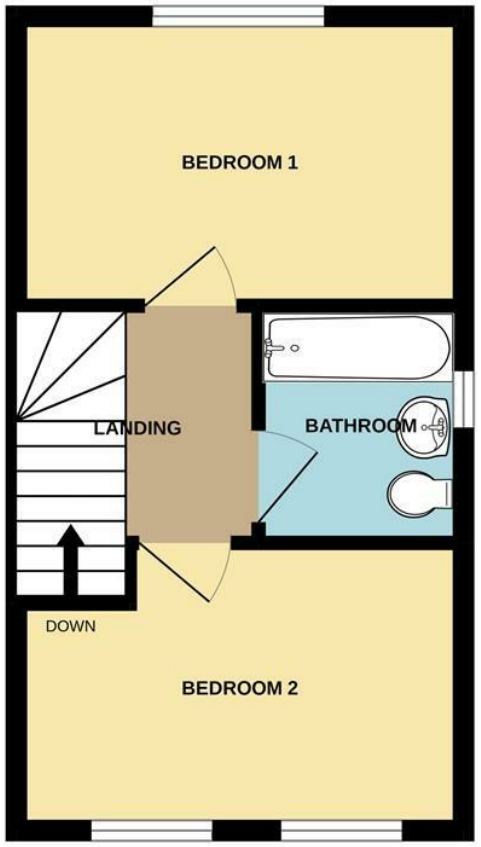
£1,150 Per Month

Deposit Amount: £1,326

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 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.

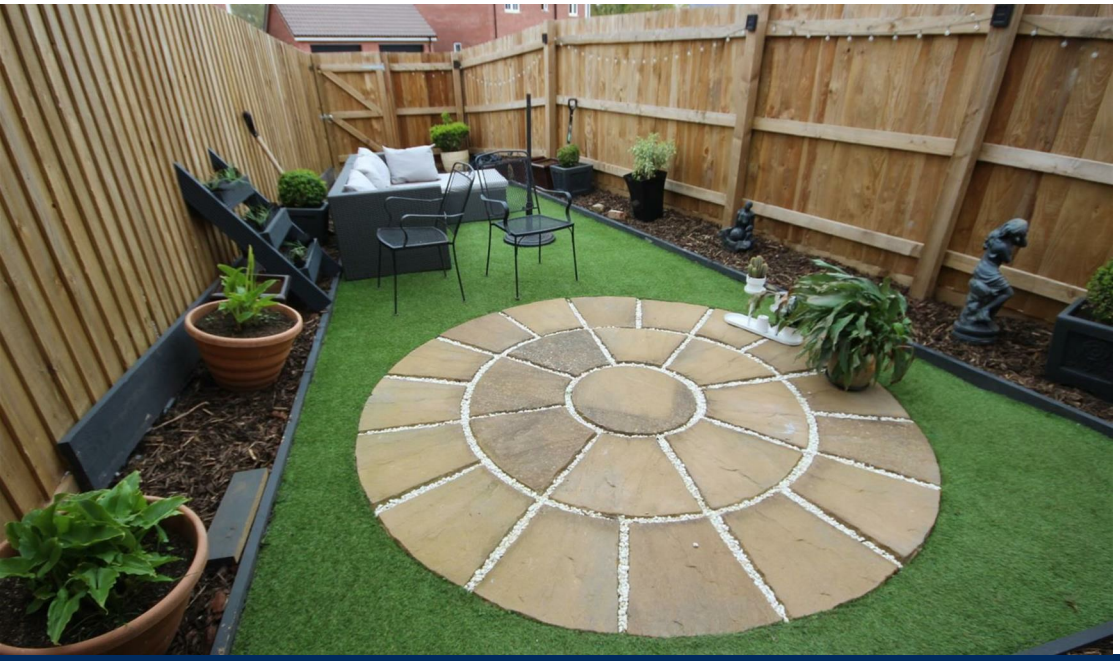
Available end November 2026.

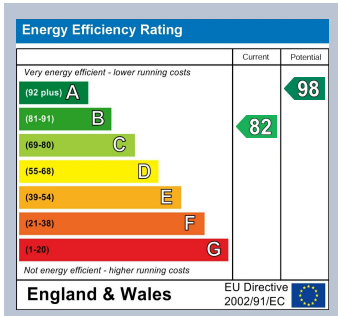
In person viewings only.

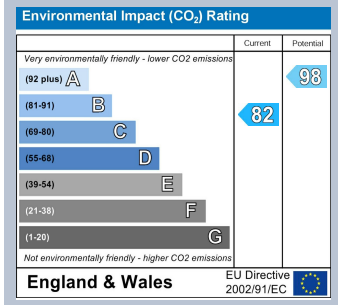
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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