

naomi j ryan  
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Eon Heat



Parking: 1 Allocated



Garden: Yes



Council Tax Band: B

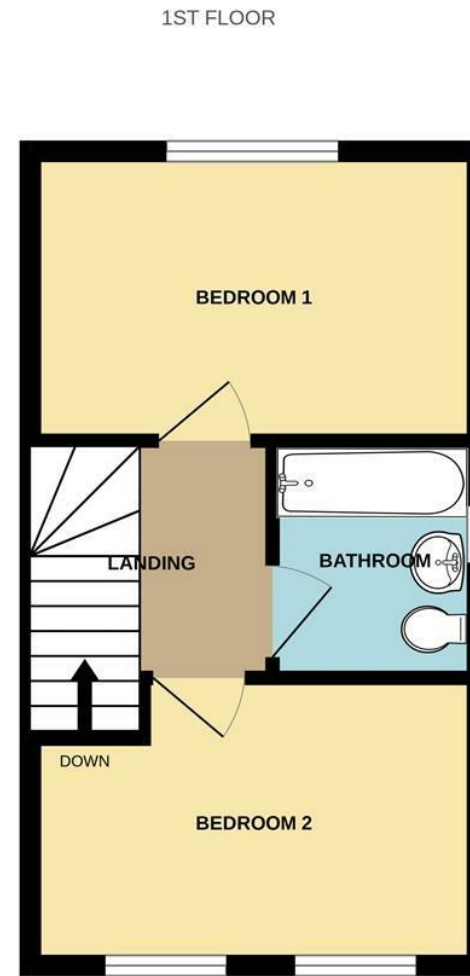
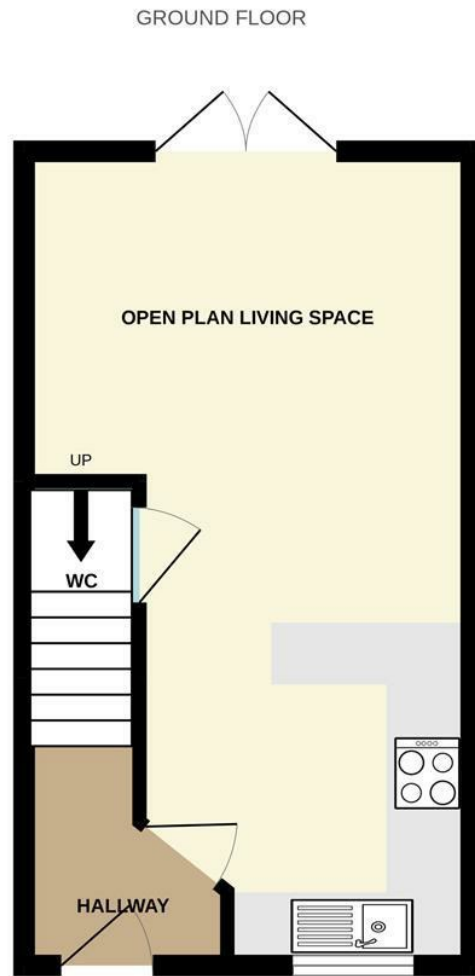
£1,150



Orchard Way,

Cranbrook, Exeter, EX5 7HY

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



## SUMMARY

We are delighted to offer for let, this wonderful two bedroom property in the popular residential area of Cranbrook.

Excellent presented throughout with high a specification bathroom and kitchen, this two double bedroom property is located 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.

The property benefits from Eon District Heating, has allocated parking at the front for one car and a low maintenance rear garden.

EPC Rating B.

Council Tax Band B.

One pet considered with an additional pet rent of £25 per month.

Available start June 2026.

Holding Deposit £265.



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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](mailto:lettings@naomijryan.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			99
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			99
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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