



5 Holly Lane, Cranbrook, Exeter, EX5 7FY

To Let £1,200 PCM

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Dedicated Lettings & Property Advisers

- Two Double Bedrooms
- Level Garden
- Allocated Parking
- Close to local amenities

## THE PROPERTY

We are delighted to offer for let this well-presented two double bedroom house, situated in a quiet pedestrian-only lane with no passing traffic.

The accommodation comprises an entrance hallway, downstairs WC, spacious lounge, and a modern kitchen/diner with doors opening onto the rear garden.

On the first floor are two double bedrooms and a family bathroom with shower over the bath.

Outside, the property benefits from a front garden leading onto the pedestrian pathway, whilst the enclosed rear garden is level and mainly laid to lawn with a patio seating area. There is also a large storage shed and an allocated parking space directly to the rear of the property.

Available immediately on an unfurnished basis. EPC Rating: B. The washing machine is available for purchase.

