



2 Island Avenue, Cranbrook, Devon EX5 7HL

An immaculate three bedroom home in a popular location and within walking distance to Jack on the Green pub and restaurant.

Central Exeter 8 miles. M5 (J29) 4 miles. Mainline train station 2 miles walk.

• Available August • Three Bedrooms • Immaculate Condition • Bedroom One with Ensuite • Low Maintenance Garden • Parking for Two Cars • Term: Long Term • Council Tax Band C • Deposit: £1615 • Tenant Fees Apply

£1,400 Per Calendar Month

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

DESCRIPTION

An immaculate three bedroom home in a popular location and within walking distance to Jack on the Green pub and restaurant. The property comprises kitchen, downstairs cloakroom, sitting/dining room, three bedrooms (bedroom one with ensuite) and bathroom. Outside is an enclosed low maintenance garden with side gate access. To the front driveway parking for two vehicles. Council Tax Band C. Tenant Fees Apply.

ACCOMMODATION

Front door opens into -

ENTRANCE HALLWAY

Cupboard housing electric meter and coat hooks. Storage cupboard and radiator. Doors to -

KITCHEN

11'5" x 11'5"

Floor and wall mounted cupboards and drawer units. Built in oven with four ring electric hob and extractor over. Integrated fridge/freezer, dishwasher and washing machine. Sink with drainer and mixer tap. Corner table built in with two bar stools. Double glazed window to the front aspect.

DOWNSTAIRS CLOAKROOM

Low level WC and wash hand basin.

STORAGE CUPBOARD

Large storage cupboard with electrics and space for tumble dryer.

SITTING / DINING ROOM

15'1" x 11'9"

Electric fireplace, radiator and patio doors out to the garden.

From the entrance hallway, stairs lead to -

LANDING

Radiator and doors to -

BEDROOM ONE

9'6" x 9'6"

Built in mirrored wardrobe with double glazed window to the front aspect.

ENSUITE

Shower, low level WC and wash hand basin. Mirrored cabinet and obscure window to the front aspect.

BEDROOM TWO

10'9" x 8'2"

Wardrobe, double glazed window to the rear aspect and radiator.

BEDROOM THREE

12'1" x 6'6"

Double glazed window to the rear aspect and radiator.

BATHROOM

Bath with shower over, wash hand basin with mirrored cabinet over. Low level WC and wash hand basin. Radiator.

OUTSIDE

A low maintenance, enclosed garden to the rear with patio area and artificial grass. Side gate access. Driveway parking for two cars.

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.

SITUATION

Island Avenue is situated on the eastern edge of Cranbrook, between the villages of Rockbeare and Whimble. Cranbrook town centre provides all



of the essential amenities, including a shop, post office, doctor's surgery and veterinary practice. The award-winning Jack-in-the-Green pub and restaurant is within walking distance. The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities. There are also excellent transport links including Cranbrook railway station providing a regular service between Exeter and London Waterloo, local bus routes, Exeter airport, whilst being a short distance from the A30, as well as the M5 (J29).

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available August. RENT: 1400 pcm exclusive of all charges. DEPOSIT: £1615 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.

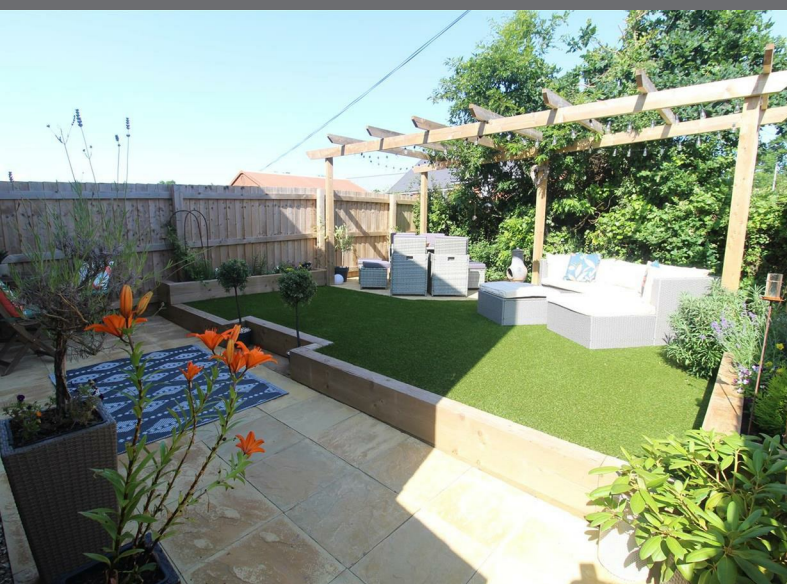
RENTERS RIGHT BILL

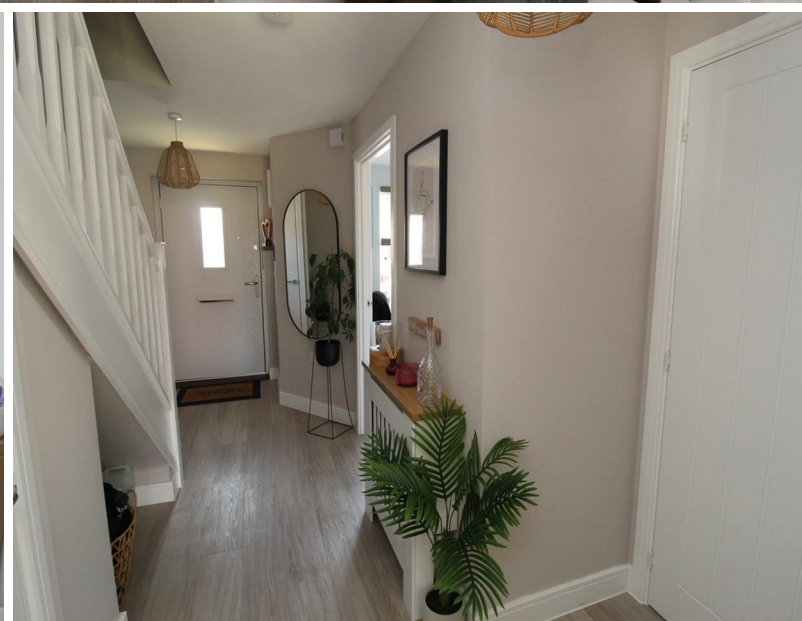
The first phase of the Renters Rights Act was implemented on the 1st May 2026.

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.





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	
Current	Potential
85	97
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-10)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	