



STAGS

41 Orchard Way, Cranbrook, Exeter, EX5 7HY

A well presented two double bedroom home in a popular Cranbrook development, benefiting from a rear garden and allocated parking. New Carpets. Available Now.

Exeter City Centre 9.2 Miles / Honiton 10.4 Miles

• Available Now • Two Double Bedrooms • Open Plan Kitchen / Sitting Room • Kitchen with Breakfast Bar • Enclosed Rear Garden with Shed • Brand New Carpets • Council Tax Band B • EPC B • Deposit £1384 • Tenant Fees Apply

£1,200 Per Calendar Month

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

DESCRIPTION

A two double bedroom end terrace available to let in Cranbrook, offering well presented accommodation with a rear garden and allocated parking. Ideally suited to professionals, couples or a small family, the property is situated within a modern residential development with excellent local amenities and transport links nearby. Available Now. Council Tax Band B. EPC Band B. Tenant Fees Apply.

ACCOMMODATION

Front door opens into -

ENTRANCE HALLWAY

Radiator, fuse box and stairs leading to first floor. Door to -

OPEN PLAN LIVING AREA

21'3" x 11'9" narrowing to 8'10"

KITCHEN

Floor and wall mounted cupboards and drawer units. Four ring electric hob and extractor over. Built in oven. Integrated fridge/freezer. Washer/dryer. Sink, with modern pull out spray mixer tap. Breakfast bar and window to the front aspect.

SITTING AREA

Radiator x two and patio doors out to the garden.

CLOAKROOM

Low level WC, wash hand basin and radiator.

LANDING

From the entrance hallway stairs lead to landing with doors to -

BEDROOM ONE

12'1" x 7'10"

Window to the rear aspect and radiator.

BEDROOM TWO

12'1" x 7'6"

Two x windows to the front aspect. Radiator.

BATHROOM

Bath with shower over, low level WC and wash hand basin. Heater towel rail and obscure window to the side aspect.

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 B.

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1200 pcm exclusive of all charges. DEPOSIT: £1384 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' RIGHTS ACT

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](https://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
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC