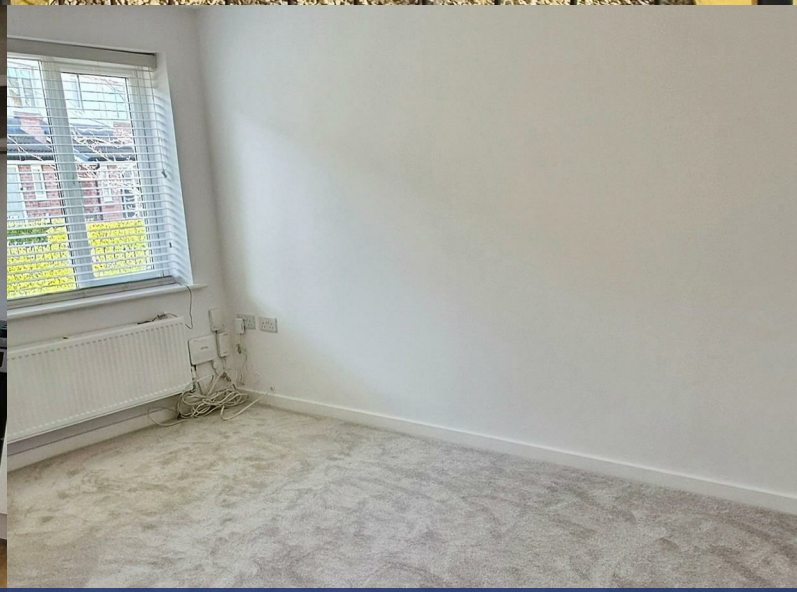
HUNTERS®

HERE TO GET *you* THERE







Holly Lane

Cranbrook, Exeter, EX5 7FY

£1,300 Per Month

3 1 1 B

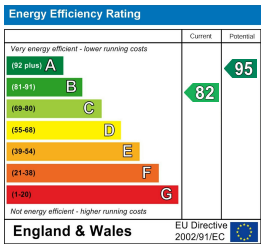
Council Tax: **C**

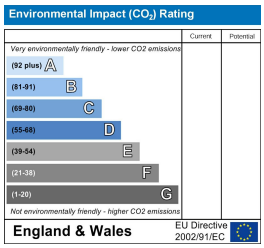
Floor Plan

Area Map



Energy Efficiency Graph

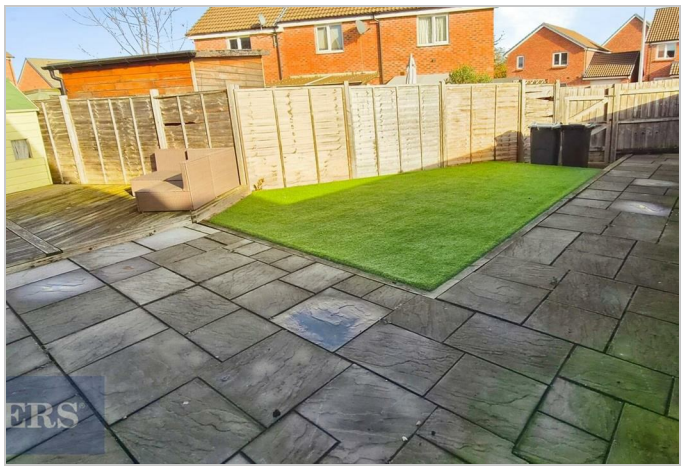




Viewing

Please contact our Hunters Exeter Lettings Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

- Immaculate three-bedroom terraced house
- Bright reception with garden access
- Modern kitchen with integrated oven
- Master bedroom with en-suite
- Quiet off-road close location
- Low-maintenance patio, decking and lawn
- Garage plus parking in front
- EPC rating B, district heating



To let – an immaculate three-bedroom terraced house in the popular Cranbrook development on the edge of Exeter.

Finished in neutral décor throughout, the property offers a bright reception room. The contemporary kitchen is fitted with sleek units, integrated oven and hob, and space for appliances, with french doors opening onto the rear patio – ideal for everyday family living.

Upstairs are three well-proportioned bedrooms, including a master bedroom with en-suite shower room, plus a stylish family bathroom with shower over bath. The home benefits from an EPC rating of B and E.ON district heating.

Outside, there is a good-sized, low-maintenance rear garden combining patio, decking and lawn, perfect for outdoor seating and children's play. To the front is a neat, enclosed approach, and to the rear a garage with parking in front, set in a quiet off-road close with no vehicles passing the front door.

Cranbrook offers a strong community feel, with local shops, primary and secondary schools and open green spaces nearby, including the Country Park with its walking and cycling routes. Cranbrook station is within easy reach, providing regular trains to Exeter Central and St Davids in around 10–15 minutes, and to London Waterloo. Road links are excellent, with quick access to the A30, M5 and Exeter Airport.

MATERIAL INFORMATION

Tenure:
Lease Years Remaining:
Annual Ground Rent:
Review Period:
Review Increase:
Service Charge:
Shared Ownership:
Ownership Share:

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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