# Wilkinson Grant & Co

*WORKING FOR PEOPLE.* DEALING WITH PROPERTY.

Wilkinson Grant & Co
LETTINGS & PROPERTY MANAGEMENT

## 13 Mead Cross, Cranbrook, Exeter, EX5 7BF.

Two bedroom coach house situated in the popular development of Cranbrook, close to the train station and local amenities. Open plan living area and two double bedrooms. Garden, garage and allocated parking.

Rent £1,150 per calendar month

Deposit £1,326

**TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE CALL WILKINSON GRANT LETTINGS ON 01392 455920**

**AVAILABLE: November 2026**

EXETER LETTINGS: 01392 455920 | lettings@wilkinsongrant.co.uk

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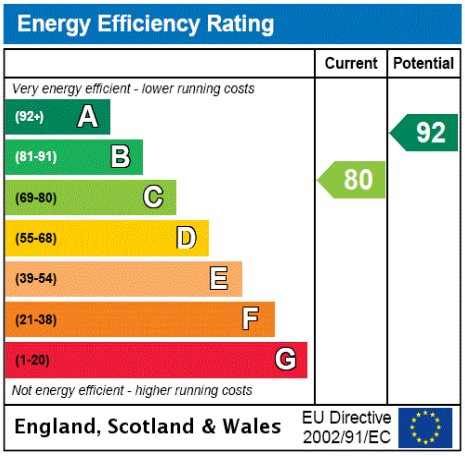
Holding Deposit (equivalent to one weeks' rent) £265

**Payable at Application Approval and offset against first month's rent**




**OVERVIEW**

- Available November
- Two Double Bedrooms
- Modern Kitchen
- Open Plan Living Area
- Private Garden
- Garage and Parking
- Council Tax Band B

**DESCRIPTION**

Two bedroom coach house situated in the popular development of Cranbrook, close to the train station and local amenities. Open plan living area and two double bedrooms. Garden, garage and allocated parking.

**ACCOMMODATION COMPRISES** From the front door stairs to -

**HALLWAY** Cupboard with shelving and rail, window to the rear aspect and radiator.

Doors to -

**KITCHEN / LIVING AREA** 18'8" x 17'7" (5.7m x 5.36m)
Modern fitted kitchen with a range of floor and wall mounted cupboards and drawer units. Built in oven and four ring electric hob with extractor fan over. Space for fridge/freezer and washing machine. Sink with drainer. Two windows to the front aspect and two to the rear. Two radiators and TV aerial points.

**MASTER BEDROOM** 13'6" x 9'7" (4.11m x 2.92m)
Good size double bedroom with window to the front aspect and radiator.

**BEDROOM TWO** 14'1" x 8'8" (4.3m x 2.64m)
Double bedroom with window to the rear aspect and radiator.

**BATHROOM** Bath with shower over, low level WC with wash hand basin. Obscure window to front aspect and radiator.

**OUTSIDE** Property comes with a garage and an enclosed private garden to the rear. One allocated parking space.

PLEASE NOTE: THESE PARTICULARS HAVE BEEN PREPARED AS A GENERAL GUIDE. WE HAVE NOT CARRIED OUT A DETAILED SURVEY OR TESTED THE SERVICES, APPLIANCES OR FITTINGS. PROSPECTIVE PURCHASERS SHOULD NOT RELY UPON MEASUREMENTS BEFORE BUYING CARPETS OR FURNISHINGS. PLEASE NOTE: PETS MAY REQUIRE A HIGHER DEPOSIT.