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Residential Lettings



7 St Lukes View
Countess Wear Road, Exeter, EX2 6DG

A high specification four bedroom Town House situated in a popular residential area.

- Modern Town House
- High Specification Finish
- Favoured Residential District
- Four Bedrooms
- 2 En Suites & Main Bathroom
- Garage & Garden
- Tenant Fees Apply

£1,500 per calendar month

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

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DESCRIPTION

A high specification four bedroom Town House situated in the popular Countess Wear district. Countess Wear is towards the edge of the city with the city centre less than two miles away; the Hospital and County Hall are easily accessible as are the major roadways including the M5. The spacious accommodation that has been finished to a superb standard throughout and arranged over four floors comprises; entrance hall, cloakroom, dining room, kitchen, sitting room, 4 double bedrooms, 2 en-suites and a family bathroom. Gas-fired heating, garden, garage. Unfurnished. EPC Band B. Tenant Fees Apply.

SITUATION

The property is situated to the south east of Exeter city centre within a popular residential location at Countess Wear but still within reasonable walking distance of the city centre. The university and cathedral city of Exeter provides a wide range of facilities and amenities befitting a centre of its importance, including dining, theatre, shopping, sporting and recreational pursuits. There is excellent schooling in the locality, both private and state. Exeter has two mainline railway stations to London Paddington and Waterloo. There are excellent road links with the M5 to the north, A30 to the east and west as well as A38 and A380 to south Devon. Exeter International Airport lies 4 miles to the east of the city.

ACCOMMODATION

Covered entrance porch, solid wood front door with obscured glazed inset panels leading to.

ENTRANCE HALL

Oak flooring laid with underfloor heating, internal glazed panel looking through to the kitchen, stairs leading off with oak balustrade, oak doors leading off.

CLOAKROOM WC

Modern white ceramic WC and handbasin, ceramic tile splashback. Oak flooring laid.

DINING ROOM

Double glazed garden doors and an additional double glazed window looking to the rear of the property. Feature fire place with slate hearth and oak lintel with gas-fired coal effect stove. Oak flooring laid, under floor heating. Cupboard containing the under floor heating controls. Archway through to.

KITCHEN

High specification kitchen comprising; oak wall and base units to granite worktops and splashback, range oven with 5 burner gas hob and electric ovens to perspex splashback and stainless steel cooker hood. Fitted microwave, dishwasher and freestanding American style stainless steel fridge/freezer. Oak flooring laid, double glazed window looking to the front of the property.

STAIRS

Leading down to the sitting room, carpet laid, stair lights fitted. Oak door leading to.

SITTING ROOM

An impressive sizable room with oak flooring laid and underfloor heating, feature fireplace with oak lintel and slate hearth with gas fired coal effect stove. By-folding double glazed doors filling the rear aspect leading to a paved area, useful understairs cupboard, partly glazed porch to further storage area with skylight window.

STAIRS & LANDING

Carpet laid. Stair lights fitted and oak balustrade. Double glazed window looking to the front of the property from the landing, airing cupboard with slatted shelves, oak doors leading off.

BEDROOM 1

Double in size, carpet laid, double glazed window looking to the rear of the property, fitted wardrobe with oak doors. Door leading to.

EN-SUITE SHOWER ROOM



High specification suite with ceramic wall and floor tiles fitted, hand basin, WC, shower in recess, shelving fitted, heated towel rail. Double glazed window looking to the rear of the property.

BATHROOM

Another high specification suite with ceramic floor and wall tiles fitted. The suite comprises; bath with ceramic tile finished panel, shower over with double sized shower screen fitted. WC, hand basin. Heated towel rail.

BEDROOM 2

Double in size, fitted wardrobe, carpet laid, double glazed window looking over the churchyard to the front of the property.

STAIRS & LANDING

Carpet laid, stair lights fitted. The landing is a good size with skylight window and could be used as a micro study or homework area. Carpet laid, doors leading off.

BEDROOM 3

Double in size, carpet laid, fitted wardrobe and eaves storage cupboard, window looking to the rear. Oak door leading to.

EN-SUITE

Skylight window, ceramic floor and wall tiles, modern white ceramic WC and handbasin. Shower to recess with glass screen. Heated towel rail.

BEDROOM 4

Double in size, carpet laid, window looking to the front of the property.

OUTSIDE

To the front of the property there is a paved path leading to the front door with an area of shrub to the side and low stone wall with railing to the pavement. Access to the garage is through a gated shared entrance. To the rear of the property there is a landscaped garden mainly laid to lawn with paved area and decked walkway to the dining room with glass and stainless steel balustrade.

SERVICES

Mains gas central heating, electric, water and drainage. Council Tax F

DIRECTIONS

From Exeter proceed on the A3015 Topsham Road towards Countess Wear. On passing the golf course on the right hand side, turn right into School Lane, Continue along School Lane and then take the right hand turn into Countess Wear Road passing the church on your left and the the Tally Ho Inn. Shortly after turning into Countess Wear Road St Lukes View will be found on the right hand side with number 7 being just after the entrance for the garages belonging to the development.

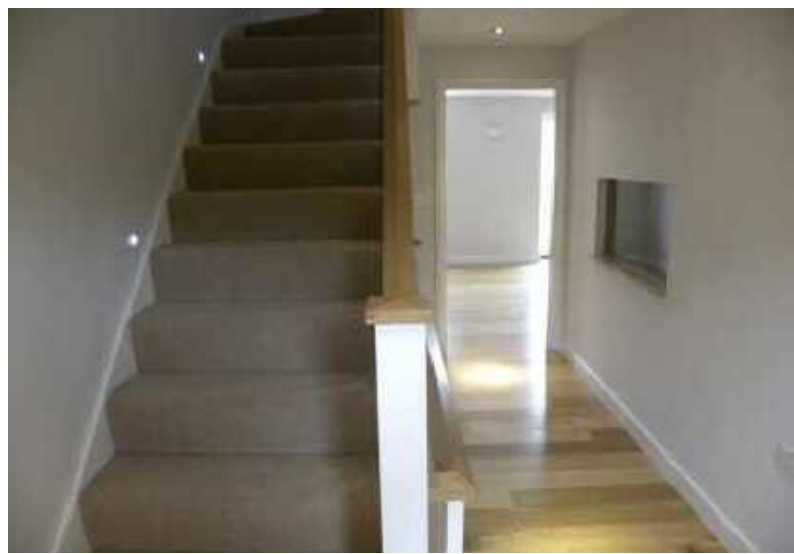
LETTING

The property is available to let unfurnished on an initial six/twelve months Assured Shorthold Tenancy with the option to extend or renew subject to agreement. RENT: £1500 per calendar month. DEPOSIT: £1600 returnable at end of tenancy subject to any deductions. All deposits for a property let by Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Children Considered. No pets. Viewings strictly through the Agents.

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	84
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		82	83
EU Directive 2002/91/EC			