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Residential Lettings



75 Broadfields Road
Exeter, EX2 5RQ

A fully modernised 4 bedroom house finished to an excellent standard throughout and within easy reach of local schools

• Beautifully Presented • 4 Bedrooms • 2 Bathrooms • Garage & Store •
Parking & Garden • G.F.C.H. • Tenant Fees Apply •

£1,150 per calendar month

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DESCRIPTION

A fully modernised 4 bedroom house finished to an excellent standard throughout and within easy reach of local schools and amenities. The property is ideally situated for access to Exeter Business Park, the M5 Motorway and Sowton. The accommodation includes an entrance hall, sitting room, fully fitted kitchen, garden room, three double bedrooms, en suite shower room, bedroom 4/study & family bathroom. Gardens, parking, garage & large storage shed. Gas fired central heating. No pets, unfurnished. EPC Band D. Tenant fees apply.

SITUATION

Number 75, Broadfields Road is situated within the popular residential area of Broadfields within easy reach of the Hospital, the City Centre, local schools, Exeter Business Park, Middlemoor Police Headquarters, Exeter International Airport and the M5 motorway and A30 dual carriageway.

ACCOMMODATION

Obscure glazed entrance porch with solid wood front door, tiled floor, inset obscure glazed front door opening to:

ENTRANCE HALL

Stairs to first floor with understairs cupboard, radiator, carpet laid, doors leading to:

SITTING ROOM

A light room with double glazed window to front, carpet laid, radiator.

KITCHEN/DINING ROOM

Ideal family room with modern fitted white gloss and aubergine units with roll edged work surface comprising stainless steel single drainer sink with mixer tap, electric fan assisted oven, four ring gas hob with glass splashback, dishwasher, washing machine, fridge, freezer. Dining area with radiator. Door to:

GARDEN ROOM

A useful room with door to outside. Electric points.

STAIRS & LANDING

Carpet laid, white gloss stair furniture, modern white gloss doors with chrome furniture leading to:

BEDROOM 1

Dual aspect double room with carpet laid, radiator, door to:

EN SUITE SHOWER ROOM

Fitted with a high specification white suite comprising shower cubicle with mixer shower, low level WC, wash basin, extractor fan, mirror/shaver point, ceramic tiled floor and walls.

BEDROOM 2

Good sized double room with double glazed window to front, radiator, carpet laid.

BEDROOM 3

Double room with double glazed window to rear, carpet laid, radiator, built-in single wardrobe.



BEDROOM 4/STUDY

Single room, double glazed window to the front, radiator, useful overstairs store cupboard.

BATHROOM

Fitted with a high specification white suite comprising panelled bath with mixer shower and drencher over, low level WC, wash basin, mirror/shaver point, heated towel rail, ceramic tiled floor and walls, obscure glazed window to rear.

OUTSIDE

The property has a lawned front garden with surrounding flower beds. A concrete driveway leads to the single garage which has light and power and has a second door at the rear enabling access for small vehicles to a further small garage/storage shed at the rear. The rear garden is mainly paved with mature shrubs and flower beds.

SERVICES

Mains gas, water and drainage. A satellite facility is installed and connections points are available in a number of rooms, connection and services will be at the tenants' cost. Council tax band D.

DIRECTIONS

From the city centre, leave the city in an easterly direction following signs for Honiton/Sidmouth/M5, continue along Fore Street, Heavitree onto East Wonford Hill continue straight bearing right at the traffic lights signposted Sidmouth/M5. A short distance after the traffic lights on Sidmouth Road, turn right into Broadfields Road. The

property will be found at the far end on the left hand side.

LETTING

The property is available to rent for a period of 6/12 months plus on Renewable Assured Shorthold Tenancy, unfurnished.

RENT: £1150 per calendar month exclusive of all charges
DEPOSIT: £1250 returnable at the 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. Usual references required. Children considered. No pets/smokers. 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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