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Residential Lettings



Leveret Lodge, 3 Radford Grange
Dawlish Water, Dawlish, EX7 0QN

Well presented one bedroom furnished apartment in beautiful rural location.

- Sitting/Dining Area • Fitted Kitchen • Double Bedroom with En-Suite bathroom • One Parking Space • Use of Extensive Gardens • Some Utilities included • Tenant Fees Apply •

£550 per calendar month

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

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DESCRIPTION

Very well presented fully furnished one bedroom apartment situated in a lovely rural location. Recently decorated throughout. Open plan Sitting/dining area and fitted kitchen, shower room, double bedroom with en-suite bathroom. South facing garden area. One parking space and use of extensive communal gardens. Utilities included except for Council Tax. EPC Band C. This apartment would suit a single professional person. Tenant fees apply.

SITUATION

This ground floor apartment is situated in an idyllic rural location in the Ashcombe Valley, but with good access via the A380 dual carriageway to the major towns of Plymouth and Exeter. The M5 motorway and A30 junctions are east of Exeter, as is Exeter Airport, and Exeter and Sowton Business Parks. The pleasant coastal towns of Dawlish and Teignmouth are nearby and both offer a good range of local shops and services.

ACCOMMODATION

Communal entrance hall to:

LIVING ROOM

Fully furnished to include sofa bed and easy chair, coffee table, TV and DVD player with remote control. Fitted wool carpet. Window overlooking the south facing garden, this room leads into:

KITCHEN AREA

Range of white country style kitchen units. Four burner ceramic hob with fitted oven. Fully equipped with cutlery and crockery, Washing machine.

SHOWER ROOM

White bathroom suite comprising wash hand basin, WC and walk-in power shower.

BEDROOM

Large double size. Wool carpet. King size double bed supplied with bed linen. Pine double wardrobe. Windows overlook the south facing garden.

EN-SUITE BATHROOM

White bathroom suite comprising full size bath with mains fed power shower over, WC and wash hand basin. Wool carpet. Lobby area with airing cupboard.

OUTSIDE

Gravelled patio area to the front. One allocated parking space and space for visitors to park. Unlimited use of approx three acres of communal grounds including wildlife meadow, pond and river.

AGENTS NOTE

The ground floor apartment is within the Landlord's house and there is a shared hallway with stairs rising to the Landlord's accommodation. To the left of the hallway is the open plan Living/kitchen and separate shower room and to the right of the hallway is the double bedroom with the en-suite bathroom. Please call our office if you would like more clarification.

SERVICES

Water, electricity and gas central heating are included in the monthly rent. Council tax band A - payable directly by the tenant. Broadband available. Telephone calls excluded.

DIRECTIONS

From Exeter take the A38 to Plymouth, taking the A380 where the road divides at Haldon Hill. After a further few miles take the Teignmouth exit, B3192. Continue on this road for about 2 miles, turn left at 2nd crossroads marked Ashcombe and Dawlish. Drive down this steep and narrow lane through the trees and turn left just after The Rise Residential Home. Drive along this lane for about one mile and Radford Grange will be seen on the right, through electronically controlled metal gates.

LETTING

The property is available to rent for a period of 6/12 months plus on renewable assured shorthold tenancy, furnished. RENT: £550 per calendar month including utility bills except council tax. DEPOSIT £650 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. No DSS/Pets. Viewings strictly through the Agent.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C		75	75
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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