



STAGS

3 Culm Grove, Exeter, EX2 7QX

A well presented coach house situated in the popular Kings Heath Development.

Exeter City Centre 3 miles. M5 (J30) 1.5 miles

- NO TENANT FEES. • Modern Coach House • L-shaped Sitting/Dining Room • Kitchen • 2 Double Bedrooms • Garage with Bike Store • Gas-Fired Central Heating • Available immediately •

£765 Per calendar month

EPC Band C

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

DESCRIPTION

NO TENANT FEES. A well presented modern coach house apartment with the benefit of a garage and parking. The accommodation comprises; covered entrance, L-shaped sitting/ dining room, kitchen, two double bedrooms and bathroom. Double glazing. Gas central heating. Integrated single garage with additional store area, parking space. Available immediately. EPC Band C.

ACCOMMODATION

Covered entrance, Upvc door leading to entrance hall with internal door leading to the garage.

STAIRS & LANDING

Carpet. White gloss stair furniture. Storage cupboard and a further cupboard housing the hot water cylinder. Doors leading off. Window looking to the rear of the property.

SITTING/DINING ROOM

An excellent sized dual aspect L-shaped room, modern electric fire with surround. Carpet. Door leading to,

KITCHEN

Modern high gloss base and wall units to stone effect rolled edge worktops, fitted electric oven and four burner gas hob, cooker hood. Ceramic tile splashback. Space for an upright fridge/freezer, space and plumbing for a washing machine. Vinyl flooring. Window looking to the front of the of the property.

BEDROOM 1

Double room, carpet, window looking to the front of the property.

BEDROOM 2

Double room, carpet, window looking to the front of the property. Over-stairs cupboard.

BATHROOM

Modern white suite comprising of bath with mixer shower over to glass screen, hand basin and WC. Ceramic tile splashback. Vinyl flooring. Obscured glazed window.

GARAGE

Up and over door, power and light connected, up and over door with the addition of an internal door to the property, storage cupboard.

OUTSIDE

To the front of the property there is a gravelled area with planted shrubs. To the rear, there is one allocated parking space in front of the garage.

SERVICES

Mains gas, electric, water and drainage. Council Tax Band B (101175400300)

SITUATION

The property is situated in the popular Kings Heath Development with easy access to Exeter Business Park, Exeter International Airport and the major routes across the county and beyond. More locally, within close proximity there are local parks, a supermarket and retail park, Digby Railway station, RD&E Park and Ride bus service along with local bus routes.

DIRECTIONALS

From Exeter city centre drive in the direction of the M5, taking Sidmouth Road at the traffic lights to Middlemoor (Devon and Cornwall Police HQ). At the Middlemoor roundabout take the dual carriageway (Rydon Lane) in the direction of the A38. Take the left hand exit at the traffic lights into Heraldry Way. Continue along Heraldry Way, then take the left hand turn into Culm Grove and the property will be found 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: £765 per calendar month exclusive of all charges. DEPOSIT £865 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 Smoking. Sorry no pets. Viewings strictly through the Agents.

TENANT FEES

NO 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 £180 (£150 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.



21/22 Southernhay West, Exeter, Devon, EX1 1PR
01392 671598
rentals.exeter@stags.co.uk



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