



STAGS

Rose Cottage, 60a High Street, Ide,
EX2 9RW

A charming unfurnished cottage situated in the village of Ide.

Exeter City Centre 3.4 miles

• Kitchen • Living room • Bedroom • Bathroom • Study • Central Village Location • Available Mid September Tenant Fees Apply •

£675 Per calendar month

EPC Band D

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

DESCRIPTION

A charming unfurnished cottage situated in the village of Ide. The accommodation comprises of a sitting room, kitchen/dining room, one double bedroom, bathroom and study. In addition the loft has been converted for storage. Gas fired central heating, no pets or children. Available mid September. EPC Band D. Tenant fees apply.

ACCOMMODATION

Solid wood door leading to

SITTING ROOM

Stripped original floorboards, feature brick built fireplace to slate and tile hearth, storage cupboard, double glazed window looking to the front of the property, fitted shelves.

KITCHEN/DINING ROOM

Original quarry floor tiles, double glazed window looking to rear and stairs leading off. The kitchen comprises of cream wall and base units with oak effect worktops and ceramic tile splashback. Integrated washing machine, fridge, electric oven, four burner gas hob with stainless steel cooker hood. Ceramic 1.5 bowl ceramic sink with mixer tap.

STAIRS & LANDING

Carpet, solid wood doors leading off.

BEDROOM

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

BATHROOM

The white ceramic bathroom suite comprises of a hand wash basin with cupboards below and slim-line tallboy to the side with fitted lights. WC, bath with glass shower screen and mixer shower over. Ceramic tile splashback, heated towel rail. Original floor boards that have been white washed. Obscured double glazed window.

STUDY

Carpet, double glazed window looking to the side of the property, cupboard housing the gas-fired boiler. Loft inspection hatch with ladder leading to

STORAGE LOFT

Storage area which is boarded and has two skylight windows.

OUTSIDE

The property has a shed which is suitable for housing bicycles.

SITUATION

Rose Cottage enjoys a tucked away position in the High Street of Ide. The popular village of Ide has a strong community with a primary school, post office/store, church, chapel and two pubs. The centre of Exeter, the Royal Devon and Exeter Hospital, and the University of Exeter are approximately 4 miles, the Motorway Junction 31 is approximately 3 miles.

SERVICES

Mains water and drainage, electric (key meter) and gas-fired heating. Council Tax Band C (035856).

DIRECTIONS

From the Alphington junction on the A30 take the exit for Ide. Follow the road turning left signposted Ide village. Continue up the High Street and before reaching The Poachers Inn on your left, the pedestrian entrance will be seen on the left hand side. The entrance door is light wood with 60 & 60a numbered above the door.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available mid September. RENT: £675 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £778 returnable at 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). References required viewings strictly through the agents.

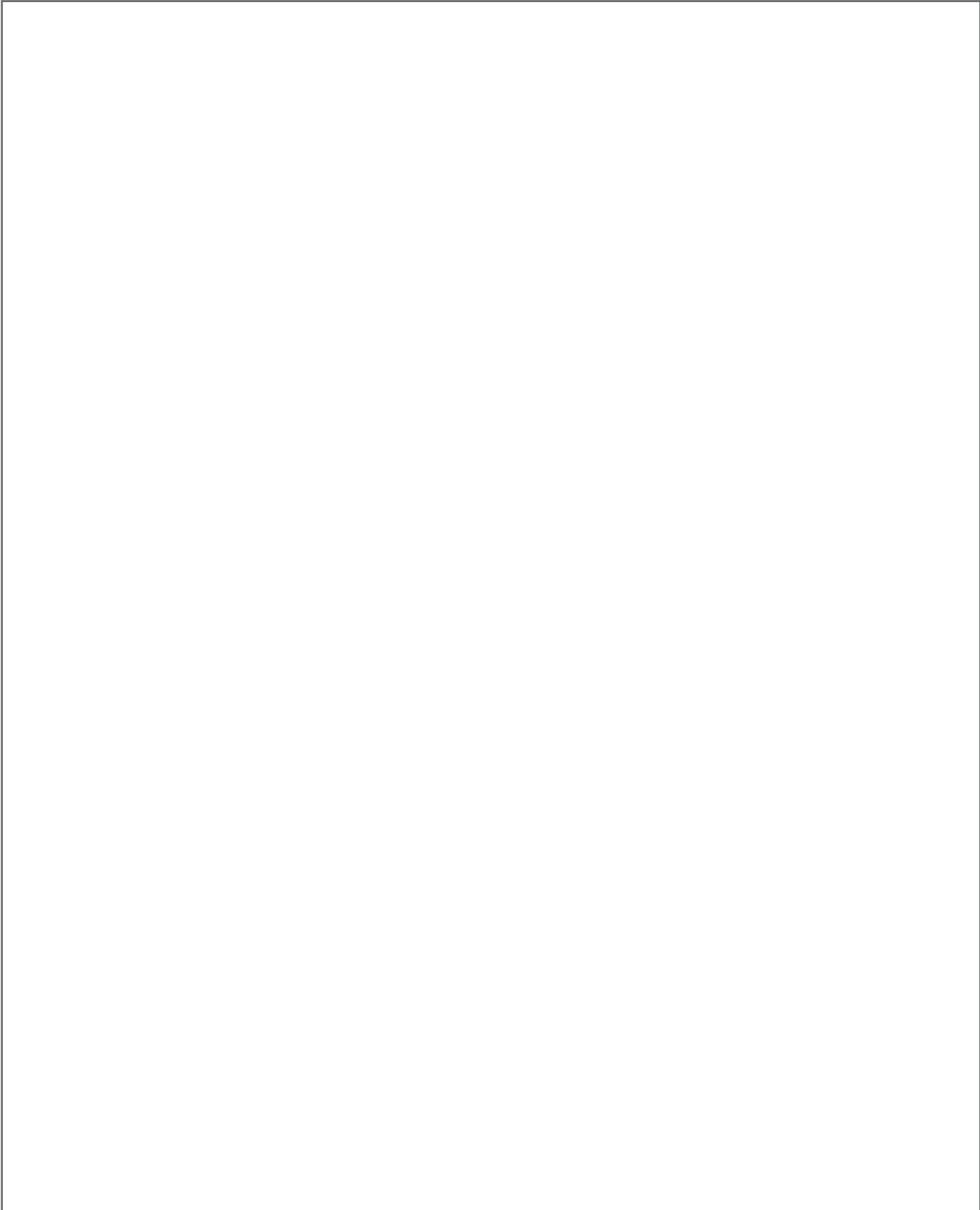
HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.





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