



STAGS

Berrybrook House Berrybrook Meadow, Exminster,
Exeter, Devon EX6 8UA

FULLY BOOKED - NO VIEWINGS AVAILABLE A well presented three bedroom detached house in the popular village of Exminster.

Exminster

• Available Now • Detached House • Three Bedrooms • Gas Central Heating • Garage • Garden • Driveway Parking • Tenant Fees Apply

£975 Per Calendar Month

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

DESCRIPTION

* LET AGREED * A well presented three bedroom detached house in the popular village of Exminster. The property comprises sitting room, dining area, kitchen, bedroom one with ensuite and family bathroom. Low maintenance enclosed garden to the rear, garage and parking. Available Now, Tenant fees apply.

SITUATION

Exminster is a thriving village on the edge of Exeter. The village has a strong community centred on a well-regarded Pre-School (Ofsted: Outstanding), Primary School (Ofsted: Good), The New School, an independent, for ages 3 to 7 (Ofsted: Outstanding). There is a village hall that frequently holds various activities. Exminster has a central retail area that provides a local Tesco, post office, cafe, hairdresser, delicatessen and doctors surgery. Two pubs serve the village; a further pub is positioned on the edge of the village. For golfers, the Exminster Golf Centre provides a wonderful 9 hole course. Nearby are peaceful riverside, canal and countryside walks including the RSPB's reserve on Exminster Marshes. The university and cathedral city of Exeter boasts a wide range of shopping, amenities and schooling as would be expected of a city of its importance. There are good rail communications to Paddington and Waterloo.

ACCOMMODATION

The front doors opens in to -

ENTRANCE PORCH

Coat hooks, radiator and window to the side aspect,

SITTING ROOM

15'1" x 11'1"

Feature fireplace with mantle over, window to the front aspect and radiator.

DINING AREA

11'1" x 7'10"

Under stairs storage cupboard, sliding patio door to garden and radiator.

KITCHEN

11'1" x 8'10"

Floor and wall mounted cupboards and drawer units. Sink with drainer with mixer tap over. Undercounter space for white goods, built in oven with four ring electric hob and extractor over. Built in microwave. Back door opens into rear garden and radiator.

From the dining/sitting room stairs lead to -

LANDING

Window to the side aspect, airing cupboard and radiator. Doors open in to -

BEDROOM ONE

10'5" x 10'0"

Built in wardrobe with sliding mirrored doors and built in cupboard unit. Window to the rear aspect and radiator.

ENSUITE

Shower, low level WC and wash hand basin with mirror over, Radiator.

BEDROOM TWO

11'1" x 7'2"



Built in wardrobe with sliding mirrored doors, window to the front aspect and radiator.

BEDROOM THREE

9'11" x 7'2"

Window to the front aspect, mirror and radiator,

BATHROOM

Bath, low level WC and wash hand basin with mirror over. Towel rail and radiator. Obscure window to the rear aspect.

OUTSIDE

Enclosed patio garden to the rear, garage and parking.

SERVICES

Mains electricity, gas, and water. Council tax band D.

DIRECTIONAL NOTE

From Exeter's Countess Wear roundabout, turn right onto Bridge Road. At the next roundabout take the first exit signposted to Dawlish. Continue along the A379, ignoring the first right turn in Exminster, until the roundabout. Take the 3rd exit into the village. At the next roundabout, before the Royal Oak Inn, take the 3rd exit onto Berrybrook Meadow, the property can be found on your right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £975 pcm exclusive of all charges. Sorry no pets allowed.

DEPOSIT: £1125 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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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
92 plus) A			80
81-91) B			
69-80) C			
55-68) D		64	
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

These particulars are a guide only and should not be relied upon for any purpose.

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