



4 Gloucester Road, Exeter, Devon EX4 2EF

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A beautifully presented two bedroom end terrace situated in Exwick only 1.5 Miles from Exeter City Centre. The property comprises two double bedrooms, bathroom, sitting room and spacious kitchen. Outside is an enclosed rear garden with 2 x patio areas and lawn. On street parking available.

Exeter City Centre 1.5 Miles / Exeter St Davids 1 Mile

• FULLY BOOKED • Two Bedrooms • Open Plan Kitchen / Living Area • Enclosed Rear Garden • On Street Parking • Sorry No Pets • Deposit: £1211 • Council Tax Band B • Tenant Fees Apply

£1,050 Per Calendar Month

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## DESCRIPTION

A beautifully presented two bedroom end terrace situated in Exwick only 1.5 Miles from Exeter City Centre. The property comprises two double bedrooms, bathroom, sitting room and spacious kitchen. Outside is an enclosed rear garden with 2 x patio areas and lawn. On street parking available. Sorry No Pets. EPC Band C. Available June. Tenant Fees Apply.

## ACCOMMODATION

Path leads to front door opening into -

## VESTIBULE

Window to the front aspect, radiator and coat hooks.

## SITTING ROOM

**13'9" narrowing to 5'6" x 11'5" narrowing to 8'2"**

Window to the front aspect, radiator and understairs storage cupboard.

## KITCHEN

**11'5" x 10'9"**

Floor and wall mounted cupboards and drawer units.

Built in double oven, four ring gas hob with extractor over. Sink with mixer tap and drainer. Appliances include washing machine and fridge/freezer. Window to the rear aspect looking over the garden. Door out to garden.

From the sitting room stairs with hand rail lead to -

## LANDING

Doors to -

## BEDROOM ONE

**11'5" x 10'5"**

Two windows to the front aspect, radiator and built in storage cupboard over stairs with hanging rail.

## BEDROOM TWO

**11'5" x 7'10"**

Two windows to the rear, radiator and storage cupboard with hanging rail.

## BATHROOM

Bath with shower over, low level WC and wash hand basin. Vanity unit, heated towel rail and obscure window to the side aspect.



## OUTSIDE

Low maintenance enclosed rear garden, 2 x patio areas, flower beds and lawn. Shed, outside tap and side gate access. To the front of the property is a small gravel area and path to front door. On street parking available.

## SERVICES

Mains gas, electric and water. Council Tax Band B.  
Of Com Broadband -  
Standard 29 Mbps / 6 Mbps  
Ultrafast 1800 Mbps / 220 Mbps  
Mobile Coverage -  
Indoor - EE Limited / Three Limited / O2 Likely / Vodafone Likely  
Outdoor - EE, Three, O2, Vodaphone All Likely

## LETTINGS

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available in June. RENT: £1050 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1211 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.

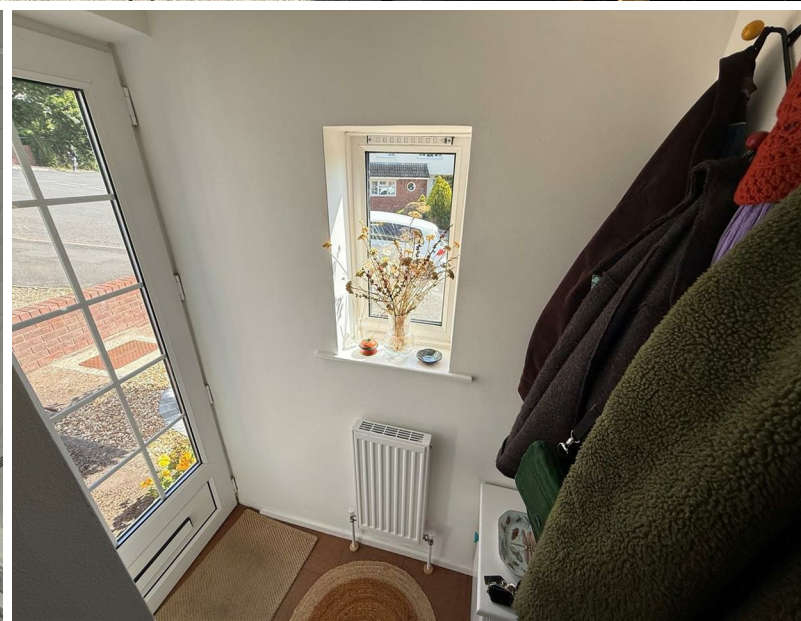
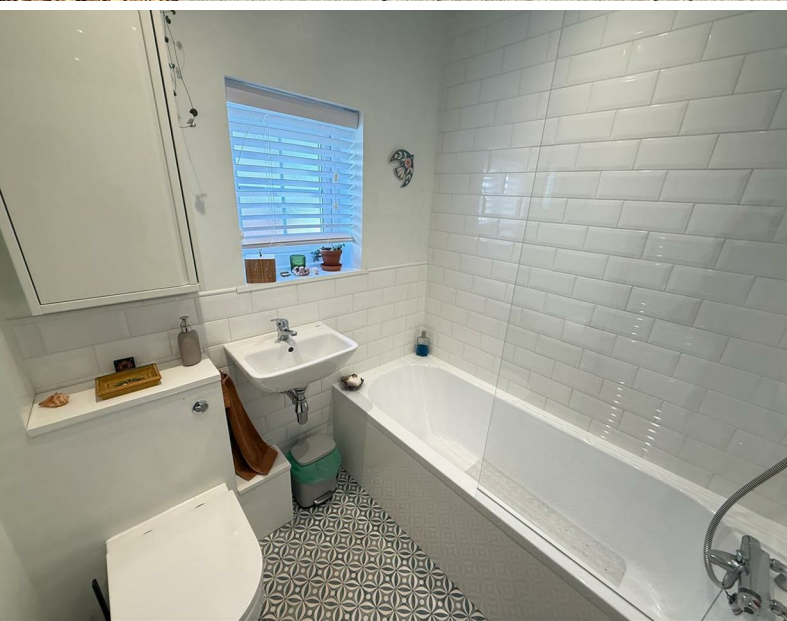
## HOLDING DEPOSIT AND TENANT FEES

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.





**IMPORTANT:** Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		89
69-80	C	71	
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	