



64a Isca Road, Exeter, Devon EX2 8BH

A good sized three bedroom semi detached house situated close to Exeter Quay. The property comprises open plan kitchen, living area, down stairs cloakroom, bedroom one with ensuite and family bathroom. To the rear is enclosed garden mostly laid to lawn with patio area and decking.

Exeter St Davids 1.1 Miles, Exeter City Centre 1.1 Miles

• Available October - PART FURNISHED • Three Double Bedrooms • Bedroom One With Ensuite • Open Plan Kitchen / Living Area • Enclosed Garden to the Rear • Parking 1 x Car • Deposit: £1,673 • Council Tax Band C • Term: Long Term • Tenant Fees Apply

£1,450 Per Calendar Month

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

DESCRIPTION

A good sized three bedroom semi detached house situated close to Exeter Quay. The property comprises open plan kitchen, living area, down stairs cloakroom, bedroom one with ensuite and family bathroom. To the rear is enclosed garden mostly laid to lawn with patio area and decking. Parking for 1 x car. Available October, Council Tax Band C, EPC B. Tenant Fees Apply.

ACCOMMODATION

Front door opens into -

ENTRANCE HALLWAY

Storage cupboard and radiator. Doors open into -

DOWNSTAIRS CLOAKROOM

Low level WC, wash hand basin with mirror over. Radiator and obscure window to the front aspect.

OPEN PLAN KITCHEN / SITTING ROOM

KITCHEN

12'5" x 9'6"

Floor and wall mounted cupboards and drawer units. Double oven with four ring gas hob with extractor over. Integrated washing machine, dishwasher and fridge/freezer. Sink with drainer and mixer tap. Breakfast bar and window to the front aspect.

LIVING AREA

17'4" x 16'8"

Patio door out to the garden and two x radiators. Stairs lead to -

LANDING

Airing cupboard and doors to -

BEDROOM ONE

11'1" x 7'2"

Window to the rear aspect and radiator.

ENSUITE

Shower, wash hand basin with mirror over and low level WC. Heated towel rail and obscure window to the side aspect.

BEDROOM TWO

12'1" x 9'2"

Built in wardrobe, window to the front aspect and radiator.

BEDROOM THREE

9'6" x 10'5"

Window to front aspect and radiator.

BATHROOM

Bath with shower over, low level WC and mirrored cabinet. Heated towel rail, shelving and obscure window to the rear.

OUTSIDE

Enclosed rear garden to the rear of the property mostly laid to lawn with patio and decking area. Parking for one car.



SERVICES

Mains gas, electric and water. Council Tax Band C.

LETTINGS

The property is available to let on an assured periodic tenancy, part furnished and is available mid October. RENT: £1,450pcm exclusive of all charges. DEPOSIT: £1,673 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.

The Landlord would prefer no pets residing at this property.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

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.

RENTERS' RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://stags.co.uk).





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 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 	

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