



28 Broadlands, Thorverton, Exeter, EX5 5PT

A spacious two bedroom apartment in the popular village of Thorverton.

M5 Motorway (J28 and J29) 8.5 miles. Exeter 7 miles. Tiverton 8 miles.

• Available Now • Two Double Bedrooms • Recently Renovated • Modern Kitchen and Bathroom • Balcony and Garden with Shed • On Street Parking • Deposit: £1153 • EPC E • Council Tax Band B • Tenant Fees Apply

£1,000 Per Month

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

DESCRIPTION

A spacious two bedroom first floor apartment in the village of Thorverton, benefiting from a balcony, garden and on street parking. Set within a quiet cul de sac with a leafy outlook across lawned surroundings and mature trees, the apartment offers two double bedrooms, modern kitchen and bathroom with separate WC, sitting room, storage room and balcony. Available Now. Pets Considered. Tenant Fees Apply.

ACCOMMODATION

Front door to -

HALLWAY

Vestibule with coat hooks, secondary door to hallway with large walk in storage cupboard with work top and shelving. Cupboard housing water cylinder. Electric Heater.

SITTING ROOM

Electric heater, window to the front aspect and door to balcony.

KITCHEN

Floor and drawer units. Sink with drainer and mixer tap. Built in oven with four ring induction hob and extractor over. Integrated fridge/freezer and plumbing and undercounter space for washing machine. Window to front and side aspect.

BEDROOM ONE

Electric heater and window to rear aspect.

BEDROOM TWO

Electric heater and window to the rear aspect.

BATHROOM

Bath with electric shower over. Wash hand basin with mirror over. Towel rail, electric heater and extractor. Obscure window to the side aspect.

WC

Low level WC and obscure window to the side aspect.

BALCONY

Accessed from sitting room. Space for chairs and small table. Washing line and electric socket.

OUTSIDE

Bin store, communal gardens and private garden to the rear via side path. Shed with worktop + electric and on street parking.

SERVICES

Mains water and electric. Council Tax Band B.
Broadband Speed - Ultrafast 1800 Mbps 220 Mbps
Phone Coverage - EE / Vodafone - Strong
Provided by Ofcom



LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1000pcm exclusive of all charges. DEPOSIT: £1153 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.

Pets may be considered at this property subject to a vetting application.

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		
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 2002/91/EC	

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