



8 Wesley Way, Exeter, Devon EX2 8FY

A three bedroom house situated in the popular residential area of Alphington.

City centre 2.1 miles M5 (J31) 2.9 miles

• Cul-De-Sac Location • Sitting/Dining Room • Gas Central Heating • Garden • Ample Parking & Garage • Available Mid March • Tenant Fees Apply

£975 Per Calendar Month

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

DESCRIPTION

A well presented house situated in the popular residential area of Alphington which offers easy access to local amenities, Marsh Barton Trading Estate, the A30/A38/M5 motorways and the city centre. The accommodation comprises: entrance hall, sitting room opening to a dining room with garden doors, kitchen, 3 bedrooms, bathroom. Garden, garage, off-road parking. Gas central heating. Unfurnished, Sorry no pets. Available mid March. EPC Band C. Tenant Fees Apply.

ACCOMMODATION

Covered porch, solid wood front door with inset glazed panels leading to:

ENTRANCE HALL

Carpet, radiator, window looking to the side of the property, stairs and door leading to:

SITTING ROOM

Carpet, radiator, under stairs cupboard, decorative fire surround, modern bay window looking to the front of the property. Archway leading to:

DINING ROOM

Carpet, glazed door with matching side panels accessing the rear garden, radiator, archway leading through to:

KITCHEN

Recently fitted kitchen comprising: range of wall mounted and base units with stone effect worktops and ceramic tile splashback. Four burner electric hob with cooker hood over, electric oven, single drainer stainless steel sink, space and plumbing for a washing machine. Vinyl flooring. Glazed door leading to the rear garden and matching window looking over the garden.

STAIRS & LANDING

Carpet to the stairs and landing, boiler cupboard. Doors leading to:

BEDROOM 1

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

BEDROOM 2

Double room, carpet, radiator. Window looking to the rear of the property.

BEDROOM 3/STUDY

Single room. Carpet, radiator, window looking to the front of the property.

BATHROOM

White modern suite comprising: bath with electric shower over, WC and handbasin. Ceramic tile splashback. Vinyl flooring laid. Obscured glazed window to the rear. Radiator.

GARAGE

Single garage with power, up and over door and further door leading to the garden.

OUTSIDE

Concrete parking area for two cars in front of the single garage, lawned area to the side with mature hedges. To the rear of the property there is a paved area but with the majority of the garden being laid to lawn.

SITUATION

The property is situated in a cul-de-sac on the outskirts of the city of Exeter in

the Alphington area and benefits from local amenities including a nearby Sainsbury's Supermarket. There is easy access to the A30/A38/M5 motorways, Marsh Barton Trading Estate and the city centre. In addition there are good local transport links nearby.

SERVICES

Mains water and drainage, electric, gas central heating. Council Tax Band D (107726800800)

DIRECTIONS

Leave the city centre in the direction of Exe Bridges, cross Exe bridges taking a left onto Alphington Road. Continue along Alphington Road until you reach Sainsbury's on the left. Continuing past the supermarket, take the left-hand lane onto Church Road, continue along Church Road until you reach the roundabout taking the 3rd exit. Still on Church Road turn left into Chantry Meadow. Continue along Chantry Meadow and as the road bears right take the left hand turn into Steeple Drive and then take the right hand turn into Wesley Way. Number 8 will be found on the left hand corner of the cul-de-sac.

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: £1,125 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
100 (most efficient - lowest running costs)	A		87
79-91	B		
69-78	C	72	
55-68	D		
49-54	E		
37-48	F		
1-36	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC