



10 Russell Walk, Exeter, Devon EX2 7TN

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A well-presented townhouse in the popular development of Kings Heath.

Exeter City Centre 3 miles M5 (J30) 1.5 miles

• Unfurnished • 3 Bedrooms • Kitchen & Utility room • Sitting/Dining Room • Master Bedroom with En-suite • Garage • Available Early April • Tenant Fees Apply

£1,050 Per Calendar Month

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## DESCRIPTION

An upside down townhouse set over three levels. The property has benefitted from some re-decoration and is located in the popular development of Kings Heath. The accommodation comprises on the Ground floor; entrance hall with Utility room and cloakroom. First floor; 2 bedrooms (master with en suite shower room). Second floor; double bedroom, kitchen and a double aspect sitting room. There is a garage in a block and a small courtyard to the front of the property. Gas central heating. Sorry no pets. Unfurnished and available early April. EPC Band C. Tenant fees apply.

## ACCOMMODATION

Accessed via a canopy entrance, front door to:

### ENTRANCE HALL

Large under stairs storage cupboard. Cloakroom with low level W.C Door to Utility Room

### UTILITY ROOM

Range of wall and base units housing washer/dryer, gas boiler and airer for drying. Door to rear of the property

### CLOAKROOM

Low level w.c. and small hand basin

### STAIRS TO FIRST FLOOR

Carpeted, window to the front

### BEDROOM 3

Single room, carpet, window to the front.

### MASTER BEDROOM

Double room, carpet, window to the rear, door to:

### EN-SUITE

White suite comprising wash hand basin and w.c., shower enclosure with mains shower.

### STAIRS TO SECOND FLOOR

Carpet, window to the front, airing cupboard. Doors to:

### KITCHEN

Range of cream wall and base units, dishwasher, fridge freezer, electric cooker, gas hob and extractor over. Window to the side of the property.

### BEDROOM 2

Double room, carpet, window to the rear

### SITTING/DINING ROOM

Carpet, double aspect room to the front and rear.

### FAMILY BATHROOM

White suite comprising wash hand basin, bath and w.c. Frosted window to rear.

### OUTSIDE

There is a small private courtyard garden to the front of the house as well as communal gardens and a single garage in a nearby block.

### GARAGE

On facing the block, the garage is the 2nd in from the left hand side. 19' x 9'5

## SITUATION

Russell Walk is situated in the popular development of Kings Heath, conveniently positioned on the south eastern outskirts of the cathedral and university city of Exeter. The city provides a wide range of facilities and amenities befitting a centre of its importance including dining, theatre, shopping, sporting and recreational pursuits. There is excellent schooling in the locality, both private and state. The M5 motorway is easily accessible and provides links to the A30 to the east and west as well as A38 and A380 to south Devon. The city centre is within easy access, either by train (Digby & Sowton - 10 minute walk) or bus, and has two mainline railway stations on the Paddington and Waterloo lines, along with an international airport benefitting from daily flights to London.

## SERVICES

Mains water, drainage, electricity and gas. Council tax band D (105579901000)

## DIRECTIONS

From Exeter City Centre proceed in the direction of the M5, taking Sidmouth Road at the traffic lights to Middlemoor (Devon and Cornwall Police HQ). At the Middlemoor roundabout proceed on the dual carriageway in the direction of the A38. At the second set of traffic lights turn left into Russell Way. At the roundabout take the first exit onto Digby Drive then turn left into Royal Crescent and take the second left into Crown Way. At the top of Crown Way you will enter Russell Walk and the property will be found on the left hand side at the end of the road next to the Archway.

## LETTING

The property is available to rent on an initial six months Assured Shorthold Tenancy with the option to either renew or extend subject to agreement. RENT: £1,050 per calendar month exclusive of all charges. DEPOSIT: £1,211 returnable at end of tenancy subject to any deductions. All deposits for a property let by Stags are held on their Client Account and are administered in accordance with the Tenancy Deposit Scheme. Usual references required.

## 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
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		
	73	84
England & Wales		
EU Directive 2002/91/EC		