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Residential Lettings



1b, 1 Springfield Road
St James, Exeter, EX4 6JL

Spacious well presented 1 bedroom first floor apartment situated in the popular St James area of Exeter.

- Spacious 1 Bedroom Apartment. • Unfurnished or Part Furnished. • Long Let
- Popular Residential Area • Available Immediately • Tenant Fees Apply • •

£575 per calendar month

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

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DESCRIPTION

Spacious well presented one bedroom first floor apartment situated in the popular St James area of Exeter. The spacious accommodation comprises: Hall, bathroom, good size lounge, Kitchen with appliances. Double bedroom. Available immediately on a part or unfurnished basis. EPC Band to be confirmed. Tenant Fees Apply.

ACCOMMODATION

Door leads into the communal hallway, stairs rise to the first floor and apartment 1b can be found on your right hand side.

HALLWAY

Window to the front aspect. Radiator

LOUNGE

Good size lounge, telephone point, window to the front aspect. Sideboard and coffee table.

KITCHEN

Range of white wall and base units, freestanding washer/dryer and fridge/freezer. Electric oven with gas hob. Gas fired boiler providing domestic hot water and heating via radiators. Stainless steel sink unit. Window to the side aspect.

BATHROOM

Bath, W.C and wash hand basin. Radiator.

BEDROOM

Double room. Double aspect. Radiator. Wardrobe and chest of drawers.

OUTSIDE

Permit parking through Exeter City Council. No garden.

SERVICES

Mains electric, gas and metered water. Council Tax Band B (106636300101)

DIRECTIONS

From Western Way/B3212 head towards Pinhoe. At the big roundabout, take the 3rd exit signposted Pinhoe and Broadclyst, continue on this road and at the next roundabout take the 2nd exit onto Old Tiverton Road then turn left onto Prospect Park and then into Springfield Rd.

LETTING

The property is available to let unfurnished on an initial six/twelve months Assured Shorthold Tenancy with the option to extend or renew subject to agreement. RENT: £575 per calendar month. DEPOSIT: £675 returnable at end of tenancy subject to any deductions. All deposits for a property let by Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Would suit a single or professional couple. Sorry no pets. Viewings strictly through the Agents.

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		64	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		61	73
England & Wales		EU Directive 2002/91/EC	



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