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Residential Lettings



19 Haddeo Drive
Exeter, EX2 7PE

A very well presented modern coach house apartment with the benefit of a garage and parking.

• Close to Railway Station and Park & Ride • L-Shaped Sitting/Dining Room, Kitchen • 2 Double Bedrooms, Bathroom • Garage with Bike Store • Gas Central Heating • Available Early January • Tenant Fees Apply •

£795 per calendar month

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

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DESCRIPTION

A very well presented modern coach house apartment with the benefit of a garage and parking. Hallway, L-shaped sitting/dining room, kitchen, two double bedrooms and bathroom. Double glazing, gas central heating. Single garage with additional bike store, parking space. Unfurnished. Available early January. EPC Band C. Tenant fees apply.

SITUATION

The property is situated in the popular Kings Heath Development with easy access to Exeter Business Park, Exeter International Airport and the major routes across the county and beyond. More locally, within close proximity there are local parks, a supermarket and retail park, Digby Railway station, Park and Ride bus service along with local bus routes.

ACCOMMODATION

Upvc front door to:

ENTRANCE HALL

Carpeted stairs with banister to:

FIRST FLOOR LANDING

Window to rear, carpet laid. Airing cupboard with hot water cylinder and slatted shelving. Door to:

SITTING/DINING ROOM

A light and spacious L-shaped room with wood effect laminate flooring laid, windows to front and rear, feature fireplace with electric fire and two radiators. Door to:

KITCHEN

Range of modern light wood effect cupboard and drawer units, roll edged work surface with inset single drainer stainless steel sink unit, electric oven, four ring gas hob, extractor hood over. Space and plumbing for washing machine, space for fridge/freezer. Gas boiler. Window to front. Radiator. White ceramic tiled splashback. Wood effect laminate flooring.

BEDROOM 1

A good sized double room with window to the front aspect, radiator, carpet laid.

BEDROOM 2

Double in size with window to the front aspect, built-in cupboard, radiator, carpet laid.

BATHROOM

White suite comprising panelled bath with shower and curtain rail over, low level WC, pedestal wash



basin. Obscure glazed window to rear, white tiled splashbacks, vinyl flooring laid, radiator.

OUTSIDE

The property has a single garage with light and power. Accessed from the garage is a useful cupboard which could be used for storing bikes. Parking space in front of the garage.

SERVICES

Mains gas, water & electricity. Council tax band B (ref: 102280101900)

DIRECTIONS

From Exeter city centre drive in the direction of the M5, taking Sidmouth Road at the traffic lights to Middlemoor (Devon and Cornwall Police HQ). At the Middlemoor roundabout take the dual carriageway in the direction of the A38. At the first set of traffic lights turn left into Heraldry Way. Follow the road around to the left and the entrance to Haddeo Drive will be found on the left with number 19 also being found on the left hand side.

LETTING

The property is available to rent on an initial six months Assured Shorthold Tenancy with the option to renew or extend subject to agreement. RENT: £795 per calendar month. DEPOSIT £895 returnable

at end of tenancy. 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. Viewings strictly through the Agents. No pets, smokers or DSS.

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.





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-58) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-58) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars are a guide only and should not be relied on for any purpose

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