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Residential Lettings



19 Haddeo Drive  
Exeter, EX2 7PE

A 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,
- 2 Double Bedrooms
- Garage with Bike Store
- Gas Central Heating
- Available End July
- Tenant Fees Apply

**£795 per calendar month**

**01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)**

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## DESCRIPTION

A 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 and parking space. Unfurnished. EPC Band C. Tenant fees apply.

## ACCOMMODATION

Upvc front door to:

## ENTRANCE HALL

Carpeted stairs with banister to:

## FIRST FLOOR LANDING

Window to the rear aspect, carpet. Airing cupboard with hot water cylinder and slatted shelving.

## SITTING/DINING ROOM

A light and spacious L-shaped room with wood effect laminate flooring, windows to the front and rear aspect, 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.

## BEDROOM 2

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

## 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.

## 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.

### 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 for a period of 6/12 months plus, on renewable assured shorthold tenancy, unfurnished RENT: £795 per calendar month exclusive of all charges. DEPOSIT £895 returnable at

the 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. Usual references required. No DSS/Smoking.

Sorry no pets. Viewings strictly through the Agent.

### 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 £180 (£150 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.





21/22 Southernhay West, Exeter, Devon, EX1 1PR  
 Tel: 01392 671598  
 Email: rentals.exeter@stags.co.uk

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	92-100	A		Very environmentally friendly - lower CO <sub>2</sub> emissions	92-100	A	
	85-91	B			85-91	B	
	69-84	C			69-84	C	
	55-68	D			55-68	D	
	39-54	E			39-54	E	
	21-38	F			21-38	F	
	1-20	G			1-20	G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		73	73			76	76

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

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