



STAGS

28 Garland Close, Exeter, EX4 2NS

A well presented three bedroom house situated in the residential area of Exwick

City Centre 1.9 miles M5 (J31) 5.1 miles

• Unfurnished • Kitchen • Sitting/Dining Room • Garage • Garden • Off-Road Parking • Available Immediately • Tenant Fees Apply •

£800 Per calendar month

EPC Band D

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

DESCRIPTION

A well presented house situated in the residential area of Exwick. The accommodation is arranged over three floors and comprises: entrance hall, sitting/dining room, kitchen, 3 bedrooms and a bathroom. Integrated garage, off-road parking. Garden. Electric Heating. EPC band D. Available immediately. Sorry no pets. Tenant fees apply.

ACCOMODATION

Covered entrance, part glazed door to:

ENTRANCE HALL

Carpet, wall mounted electric heater, understairs cupboard, door leading to the garage and stairs leading off.

STAIRS & LANDING

Carpet, glazed door to:

SITTING/DINING ROOM

Carpet, modern wall mounted electric fire. Two windows looking out over the residential area and to open countryside. Glazed door to:

KITCHEN

Internal window looking into the sitting/dining room. Wall and base units fitted with worktops over and tiled upstand. Fitted electric oven and hob with cookerhood over, single stainless steel sink. Washing machine and under counter fridge/freezer. Electric wall heater. Vinyl flooring.

STAIRS & LANDING

Carpet, airing cupboard. Doors leading to rear garden.

BEDROOM 1

Double room, carpet, electric heater, window to front with open outlook to countryside.

BEDROOM 2

Single room, carpet, window to the rear. Electric wall mounted heater.

BEDROOM 3 /STUDY

Small single, carpet, electric heater, window to the front.

BATHROOM

Matching peach suite comprising of a panelled bath with mixer tap/shower attachment, pedestal wash hand basin and WC, vinyl flooring. Electric heater.

GARAGE

Single integrated garage with power.

OUTSIDE

To the front of the property there is a driveway leading to the garage with lawned area to the side. The rear garden is accessed from the top floor landing. Paved area for seating with steps leading to the tiered, steep lawned area.

SITUATION

The property is set in a quiet close of similar houses within approximately two miles of the city centre, St

Davids Railway Station and Exeter University campus. There are regular bus services to the city centre and a mini-supermarket within a short distance.

SERVICES

Mains water and drainage. Electric heating. Council Tax Band C (ref:102260202800)

DIRECTIONS

From Stags city centre offices drive in the direction of St Davids Station down St Davids Hill, continue straight ahead at the roundabout and turn left into Station Road over the level crossing. Turn right at the end of Station Road and then first left into Kinnerton Way. Turn right onto Farm Hill and when nearing the top, turn right into Garland Close. Continue along Garland Close and before reaching the end of the road number 28 will be found on the right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £800 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the rent will be £840. DEPOSIT: £923 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.

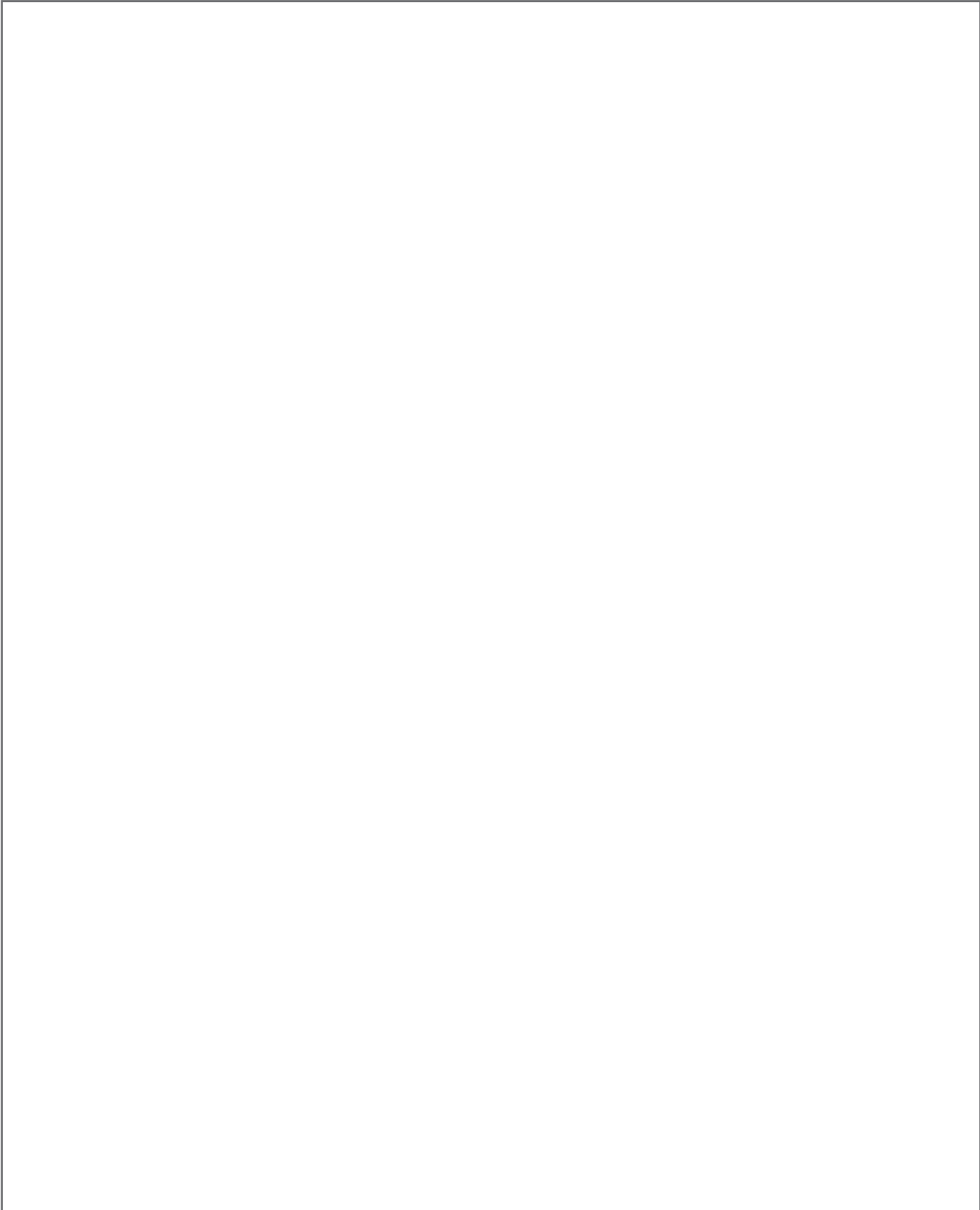
HOLDING DEPOSIT AND TENANT FEES

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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