



135 Honiton Road, Exeter, EX1 3EP

A substantial and versatile detached house, situated on the outskirts of Exeter

City Centre 1.5 miles M5 (J29) 1 mile

• 3 Reception Rooms • 4 Double Bedrooms • Gardens/Parking • Gardener Included • Available immediately • Unfurnished • Gas Central Heating • Tenant Fees Apply •

£1,850 Per calendar month

EPC Band D

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

DESCRIPTION

A wonderful detached family home with superb gardens set on the edge of a popular residential area. Spacious entrance hall, 2 large reception rooms with bay windows, kitchen, utility room, cloakroom, office/bedroom 5, 4 double bedrooms, family bathroom. Large enclosed garden with an outbuilding. (Gardener included). Off-road parking and garage. Unfurnished. Available immediately. EPC Band D. Tenant fees apply.

ACCOMMODATION

Front door leading into the porch

RECEPTION HALLWAY

Imposing staircase to the first floor. Carpet, understairs storage cupboard, radiator. Doors to

SITTING ROOM

Bay windows to the front and side, open fireplace, carpet, radiator.

DINING ROOM

Bay window to the front, carpet, door leading to the half glazed lean to conservatory. Serving hatch to the kitchen.

BEDROOM 5/STUDY

Window to the rear, carpet, radiator, feature fireplace (not in use).

KITCHEN

Range of wall and base units with work tops over. Dishwasher, double built-in oven, gas hob with extractor fan over, marble tiled flooring, door to the lean to conservatory. Wood burner.

UTILITY ROOM

Range of units with worktops. Plumbing and space for a washing machine. Gas fired boiler providing domestic hot water and heating via radiators. Marble tiled flooring. Large pantry with space for a fridge/freezer.

CLOAK ROOM

White WC and wash hand basin, window to the rear.

FIRST FLOOR LANDING

Carpet, door to the terrace. Doors to

BEDROOM 1

Double room. Bay window to the front, shower cubicle housing electric shower. Vanity unit with wash hand basin. Carpet.

BEDROOM 3

Double room. Window to the rear, carpet, wash hand basin.

SEPERATE WC

White WC and wash hand basin. Tiled ceramic flooring.

FAMILY BATHROOM

White suite comprising bath with shower over, wash hand basin. Vinolay flooring.

BEDROOM 4

Double room. Dual aspect window to the side and rear of the property. Carpet.

BEDROOM 2

Double room. Dual aspect with a bay window to the front and window to side of the property. Carpet, vanity unit with wash hand basin.

OUTSIDE

To the front of the property is a good size driveway providing off road parking. Well maintained garden to the front and the rear of the property. (Gardener included with the rent). Garden pond. Garage/outbuilding.

SERVICES

Mains electricity, water and drainage, Council Tax band E (103326213500)

SITUATION

Honiton Road is conveniently positioned on the eastern outskirts of the cathedral and university city of Exeter. It is less than 2 miles from the centre with nearby amenities and easy access to a regular bus route. Exeter affords a fantastic range of amenities including well regarded schools, sporting and leisure facilities and a wealth of excellent shopping and dining opportunities. The M5 is easily accessible and provides links to the A30 and A38 trunk roads. There are two mainline railway stations on the Paddington and Waterloo lines and an international airport with daily flights to London.

DIRECTIONS

From Stags office turn into Barnfield Road then turn left onto Western Way/B3212. At the roundabout, take the 4th exit onto Heavitree Road/B3183. Continue on this road for approximately 1.8 miles then keep left onto Honiton Road/B3183 and the property will be found on the right.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available end of June. RENT: £1850 pcm exclusive of all charges. DEPOSIT: £2,134 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). Sorry no pets allowed. References required. Viewings strictly through the agents.

HOLDING DEPOSIT AND TENANT FEES

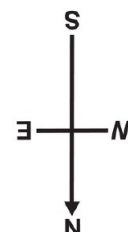
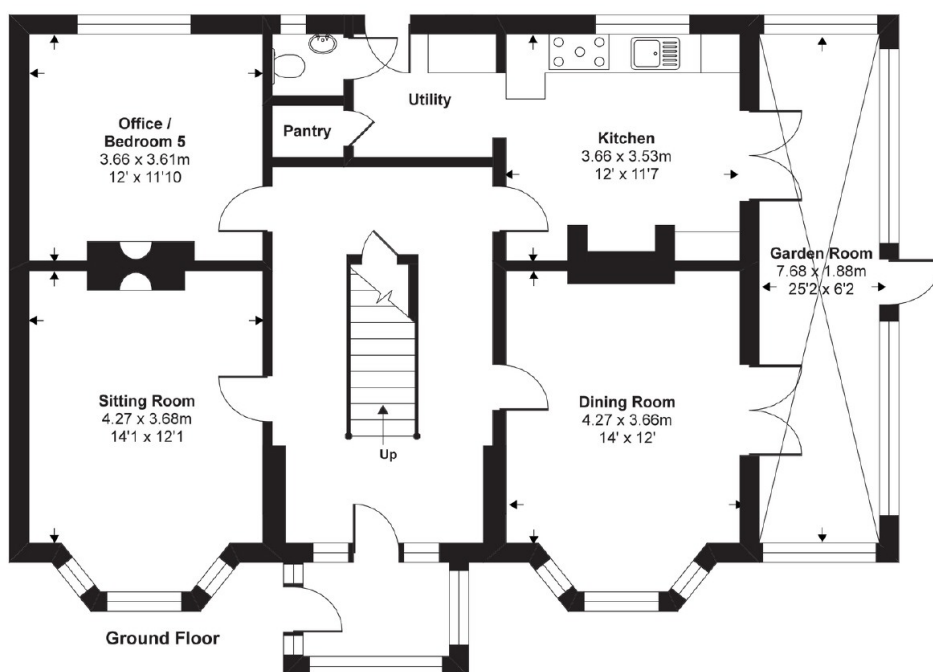
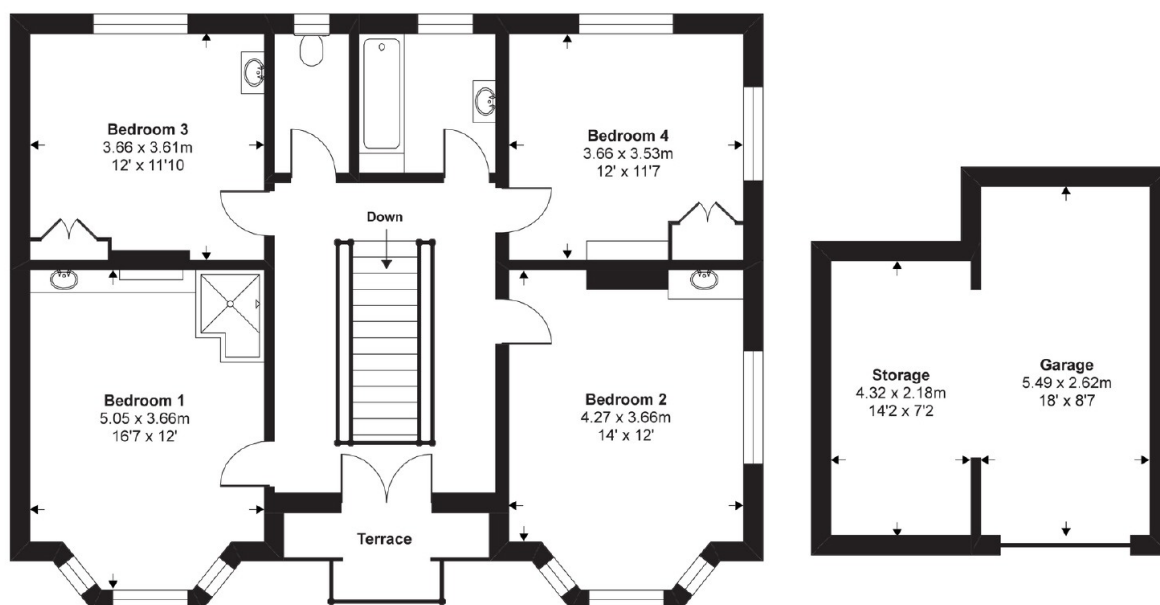
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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.



Approx. Gross Internal Floor Area
202.2 Sq Metres 2176 Sq Ft (Excludes Garage)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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