



14 Matford Mews, Matford, Alphington,
Exeter, Devon, EX2 8XP

A spacious family home with easy access to city centre
and major roads

Exeter City Centre 3.9 miles

- Character features throughout
- Unfurnished
- 3 Double bedrooms (2 en suite)
- Study/office space
- Private Garden
- Garage & parking
- Available Beginning November
- Tenant Fees Apply

£1,200 Per calendar month

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

DESCRIPTION

A spacious family home with easy access to city centre and major roads. Versatile accommodation over three floors with character features throughout including 3 double bedrooms (2 en suite) and extensive reception space including open plan living/family room. Beautiful private garden plus communal gardens, garage and parking. Unfurnished. Pets considered (terms apply). EPC Band E. Available beginning November. Tenant fees apply.

ACCOMMODATION

Rear door leading to

ENTRANCE HALL

Spacious hall with storage cupboards and hanging space. Stairs to the first floor.

BEDROOM 2

Double room, window to the front aspect, carpet, door to

DRESSING AREA

Built in wardrobes, carpet, door to

EN-SUITE SHOWER ROOM

Shower cubicle with electric shower, WC and wash hand basin.

UTILITY ROOM

Range of units, space and plumbing for washing machine, space for tumble dryer.

CLOAK ROOM

Wash hand basin and WC.

FIRST FLOOR

DINING HALL

Opening through to the living accommodation. Wooden flooring.

KITCHEN

The dual aspect kitchen comprises a range of cream shaker-style wall and base units, 4-ring electric hob, built-in double oven and an integrated fridge and slimline dishwasher. Tiled flooring, Door to rear garden.

SITTING/FAMILY ROOM

This reception room is light with a natural divide providing two separate areas; the living room overlooks the front of the property and the family room has double doors with windows either side opening to the rear garden.

SECOND FLOOR

BEDROOM 1

Double bedroom which overlooks the rear garden, carpet, steps leading to

DRESSING AREA

Fitted with two double wardrobes, carpet,

EN-SUITE SHOWER ROOM

Double width shower cubicle with electric shower. Wash hand basin and WC.

BEDROOM 3

Double room and dual aspect with a built-in wardrobe. Carpet.

FAMILY BATHROOM

Bathroom suite comprising: bath, WC and wash hand basin.

STUDY

Carpet,

OUTSIDE

To the rear of the property is a delightful enclosed cottage-style garden with paved patio providing a pleasant seating area. The garden is laid mainly to lawn with well stocked borders. Gate access to a gravelled parking area and communal grounds immediately to the rear of the property. To the front of the property is a well maintained communal courtyard and level area of lawn.

There is a single garage (18' x 10') located at the end of the communal parking area with up-and-over door and power and light supply.

SERVICES

Mains electricity. Mains gas. Mains water. Private drainage (shared). Gas-fired central heating. Council tax band E (006966)

SITUATION

Matford is conveniently located on the southern edge of Exeter, approximately three miles from the city centre and ideally situated for access onto the A38, M5 and nearby Marsh Barton trading estate. The cathedral and university city of Exeter boasts a wide range of shops, services, amenities and schooling one would expect of a city of its importance. Exeter has two mainline railway stations on the Paddington and Waterloo lines and an international airport with daily flights to London.

DIRECTIONS

From the city centre proceed along Topsham Road to the Countess Wear roundabout. Take the third exit into Bridge Road (A379). At the next roundabout take the second exit, continuing on the A379. Before the next roundabout, as you approach The Devon Hotel, turn left into the lay-by and left again into the development. The property will be found on the left hand side.

LETTING

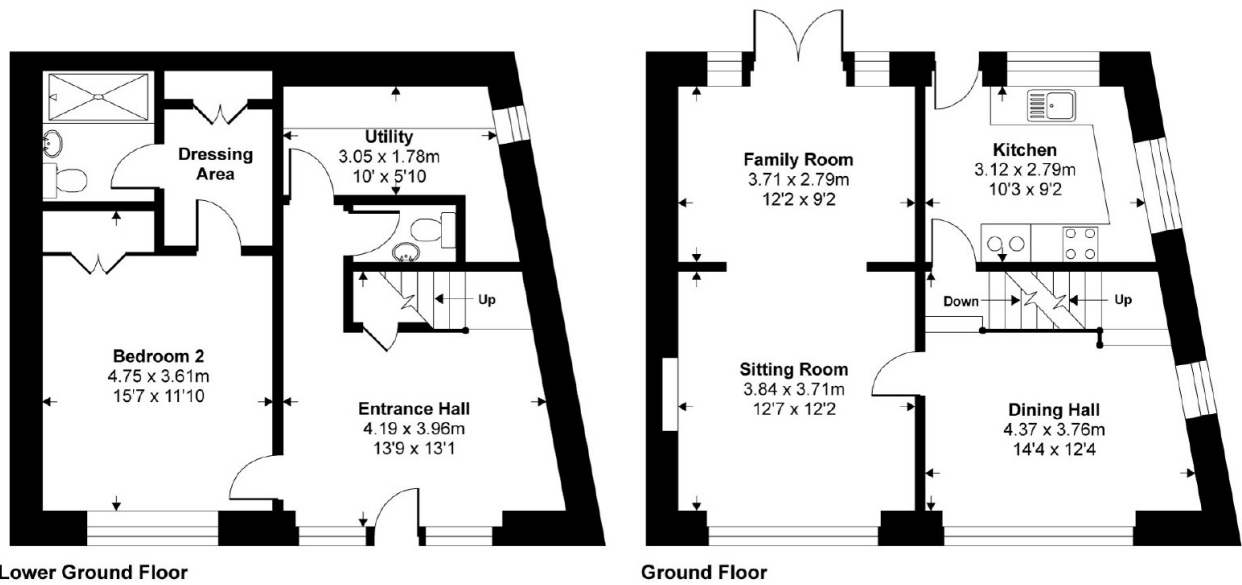
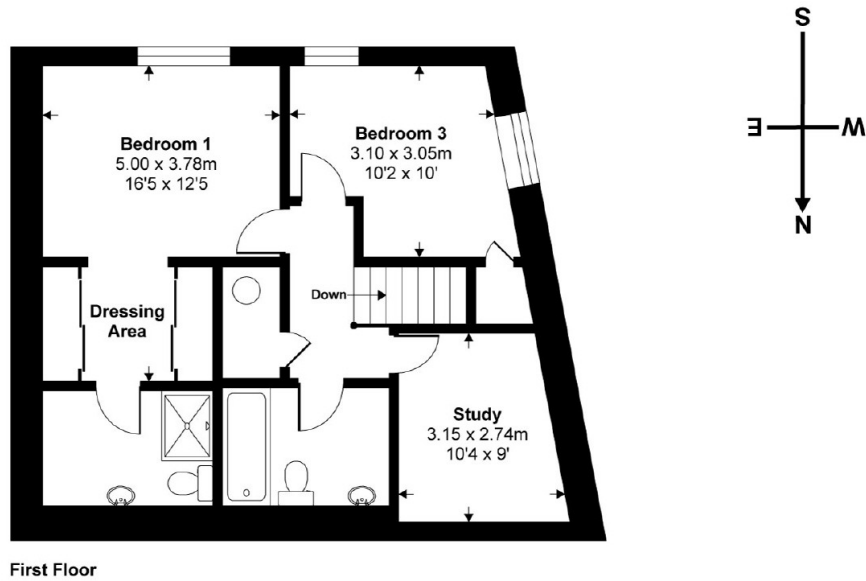
The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available beginning November. RENT: £1200 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1260. DEPOSIT: £1,148, returnable at end of tenancy 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



Approx. Gross Internal Floor Area
159.7 Sq Metres 1720 Sq Ft



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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-64	D		
43-54	E	43	59
31-42	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	