



65 Royal Crescent, Exeter, EX2 7QB

A well presented coach house situated in the popular Kings Heath Area.

Exeter City Centre 3 miles. M5 (J30) 1.5 miles

• Sitting/Dining Room • 2 Double Bedrooms • Gas Central Heating • Garage & Parking • Nearby Trains & Bus Services • Available Early January • Tenant Fees Apply

£825 Per Calendar Month

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

DESCRIPTION

A well presented and spacious coach house conveniently positioned in the popular Kings Heath area. Entrance with stairs rising to the accommodation, landing, large L-shaped sitting/dining room, kitchen, 2 bedrooms and bathroom. To the outside there is a parking space, garage with a store room to the rear and paved garden area to the front of the property. Unfurnished. Gas-fired central heating. EPC Band C. Tenant fees apply.

ACCOMMODATION

Covered entrance, Upvc door leading to entrance hall.

STAIRS AND LANDING

Carpet, white gloss stair furniture. Storage cupboard and a further cupboard housing the hot water cylinder. Window looking to the rear of the property.

SITTING/DINING ROOM

An excellent sized dual aspect L-shaped room, modern electric fire with surround. Carpet. Door leading

KITCHEN

Modern wood effect base and wall units to stone effect rolled edge worktops, fitted electric oven and four burner gas hob, cooker hood. Ceramic tiled splashback. Freestanding fridge/freezer, and washer/dryer Vinyl flooring laid. Window looking to the front of the of the property.

BEDROOM 1

Double room, carpet, window looking to the front of the property.

BEDROOM 2

Double room, carpet, window looking to the front of the property. Over-stair cupboard.

BATHROOM

Modern white suite comprising of bath with mixer shower over. Wash hand basin and WC. Ceramic tile splash back. Vinyl flooring. obscured glazed window.

GARAGE & PARKING SPACE

One parking sapce in front of the garage. Up and over door, power and light connected. To the side of the garage there is an additional storage room.

OUTSIDE

To the front of the property there is an excellent sized paved garden area.

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, RD&E Park and Ride bus service along with local bus routes.

SERVICES

Mains gas, electric, water and drainage. Council Tax Band C (105577706500)

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 second set of traffic lights turn left into Russell Way. At the roundabout take the first exit onto Digby Drive then turning left into Royal Crescent, Number 65 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 early January. RENT: £825 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £951 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.

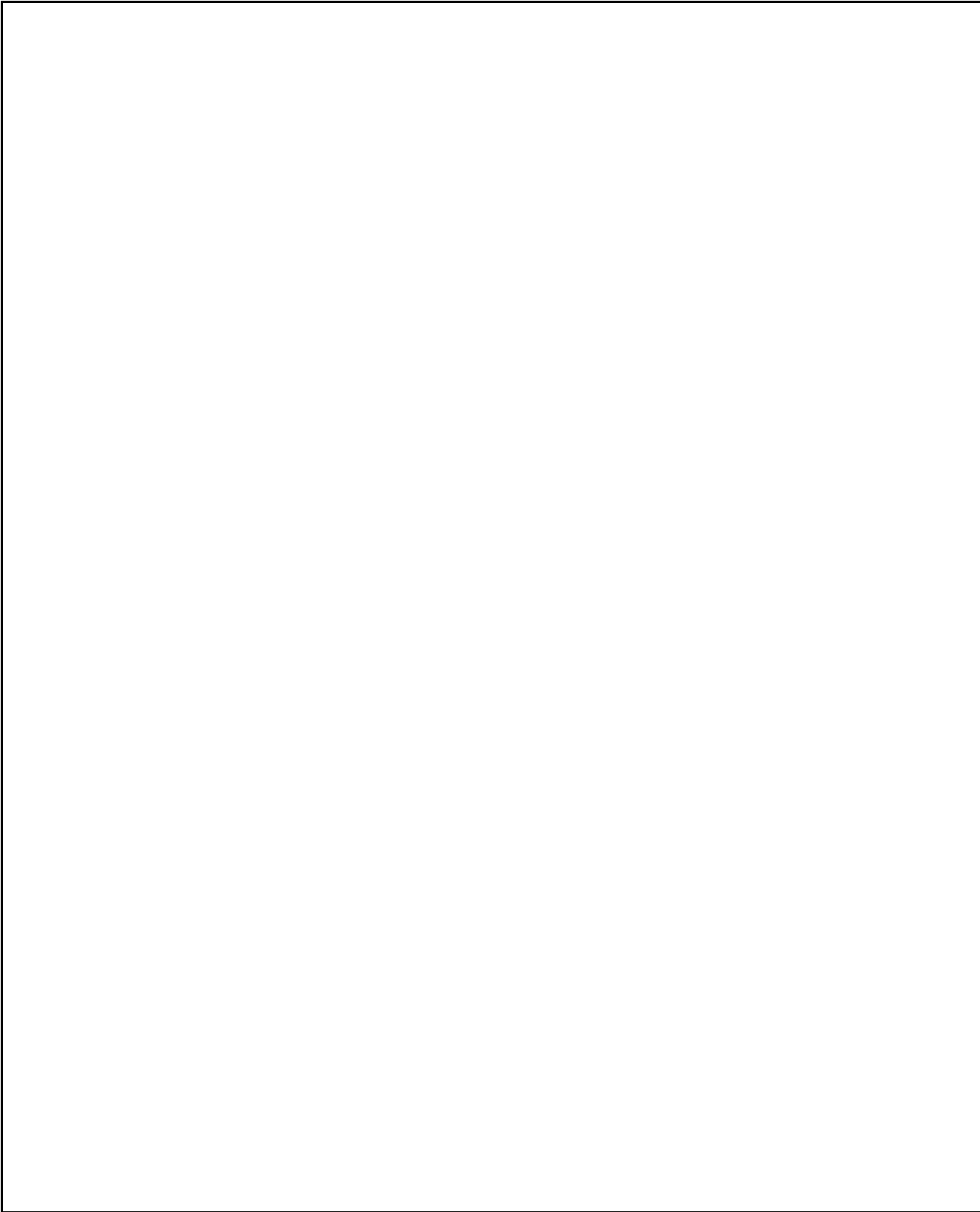
HOLDING DEPOSIT AND TENANT FEES

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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