



6 St Lukes View, Countess Wear Road, Exeter, EX2 6DG

A well presented Town House situated in a popular residential area.

M5 3 miles. Exeter Airport 4 miles

• High Specification Finish • Favoured Residential District • 4 Bedrooms • Good Size Sitting Room • 2 En Suites & Main Bathroom • Garage & Garden • Available Beginning April • Tenant Fees Apply

£1,550 Per Calendar Month

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## DESCRIPTION

A high specification Town House, situated in the popular Countess Wear district which is towards the edge of the city. The spacious accommodation is arranged over four floors and comprises; entrance hall, cloakroom, dining room, kitchen, sitting room, 4 double bedrooms, 2 en-suites and a family bathroom. Gas-fired heating, garden, garage. Unfurnished. Sorry no pets. Available early April. EPC Band B. Tenant fees apply.

## ACCOMMODATION

Covered entrance porch, solid wood front door with obscured glazed inset panels leading to.

## ENTRANCE HALL

Oak flooring with underfloor heating, internal glazed panel looking through to the kitchen, stairs leading off with oak balustrade.

## CLOAKROOM WC

Modern white WC and wash hand basin, ceramic tile splashback. Oak flooring.

## DINING ROOM

Double glazed garden doors and an additional double glazed window looking to the rear of the property. Feature fire place with slate hearth and oak lintel with gas-fired coal effect stove. Oak flooring with under floor heating. Cupboard containing the under floor heating controls. Archway through to.

## KITCHEN

High specification kitchen comprising; oak wall and base units to granite worktops and splashback, range oven with 5 burner gas hob and electric ovens to perspex splashback and stainless steel cooker hood. Fitted microwave, dishwasher and freestanding American style stainless steel fridge/freezer. Oak flooring. Double glazed window looking to the front of the property.

## STAIRS

Leading down to the sitting room, carpet. Stair lights fitted. Oak door leading to.

## SITTING ROOM

An impressive sizable room, oak flooring with underfloor heating, feature fireplace with oak lintel and slate hearth with gas fired coal effect stove. By-folding double glazed doors filling the rear aspect leading to a paved area, useful under stairs cupboard, partly glazed porch to further storage area with skylight window.

## STAIRS & LANDING

Carpet. Stair lights fitted and oak balustrade. Double glazed window looking to the front of the property from the landing, airing cupboard with slatted shelves.

## BEDROOM 1

Double Room, carpet, double glazed window looking to the rear of the property, fitted wardrobe with oak doors. Door leading to.

## EN-SUITE SHOWER ROOM

High specification suite with ceramic wall and floor tiles fitted, hand basin, WC, shower in recess, shelving fitted, heated towel rail. Double glazed window looking to the rear of the property.

## BATHROOM

Another high specification suite with ceramic floor and wall tiles fitted. The suite comprises; bath with ceramic tile finished panel, shower over with double sized shower screen fitted. WC, hand basin. Heated towel rail.

## BEDROOM 2

Double room, fitted wardrobe, carpet, double glazed window looking over the churchyard to the front of the property.

## STAIRS & LANDING

Carpet, stair lights fitted. The landing is a good size with skylight window and could be used as a micro study or homework area.

## BEDROOM 3

Double Room, carpet, fitted wardrobe and eaves storage cupboard, window looking to the rear. Oak door leading to.

## EN-SUITE

Skylight window, ceramic floor and wall tiles, modern white ceramic WC and handbasin. Shower to recess with glass screen. Heated towel rail.

## BEDROOM 4

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

## OUTSIDE

To the front of the property there is a paved path leading to the front door with an area of shrub to the side and low stone wall with railing to the pavement. Access to the garage is through a gated shared entrance. To the rear of the property there is a landscaped garden mainly laid to lawn with paved area and decked walkway to the dining room with glass and stainless steel balustrade.

## SITUATION

The property is situated to the south east of Exeter city centre within a popular residential location at Countess Wear but still within reasonable walking distance of the city centre. The university and cathedral city of Exeter provides a wide range of facilities and amenities befitting a centre of its importance, including dining, theatre, shopping, sporting and recreational pursuits. There is excellent schooling in the locality, both private and state. Exeter has two mainline railway stations to London Paddington and Waterloo. There are excellent road links with the M5 to the north, A30 to the east and west as well as A38 and A380 to south Devon. Exeter International Airport lies 4 miles to the east of the city.

## SERVICES

Mains gas central heating, electric, water and drainage. Council Tax F

## DIRECTIONS

From Exeter proceed on the A3015 Topsham Road towards Countess Wear. On passing the golf course on the right hand side, turn right into School Lane, Continue along School Lane and then take the right hand turn into Countess Wear Road passing the church on your left and the Tally Ho Inn. Shortly after turning into Countess Wear Road St Lukes View will be found on the right hand side with number 7 being just after the entrance for the garages belonging to the development.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available beginning of April. RENT: £1,550 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1,788 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

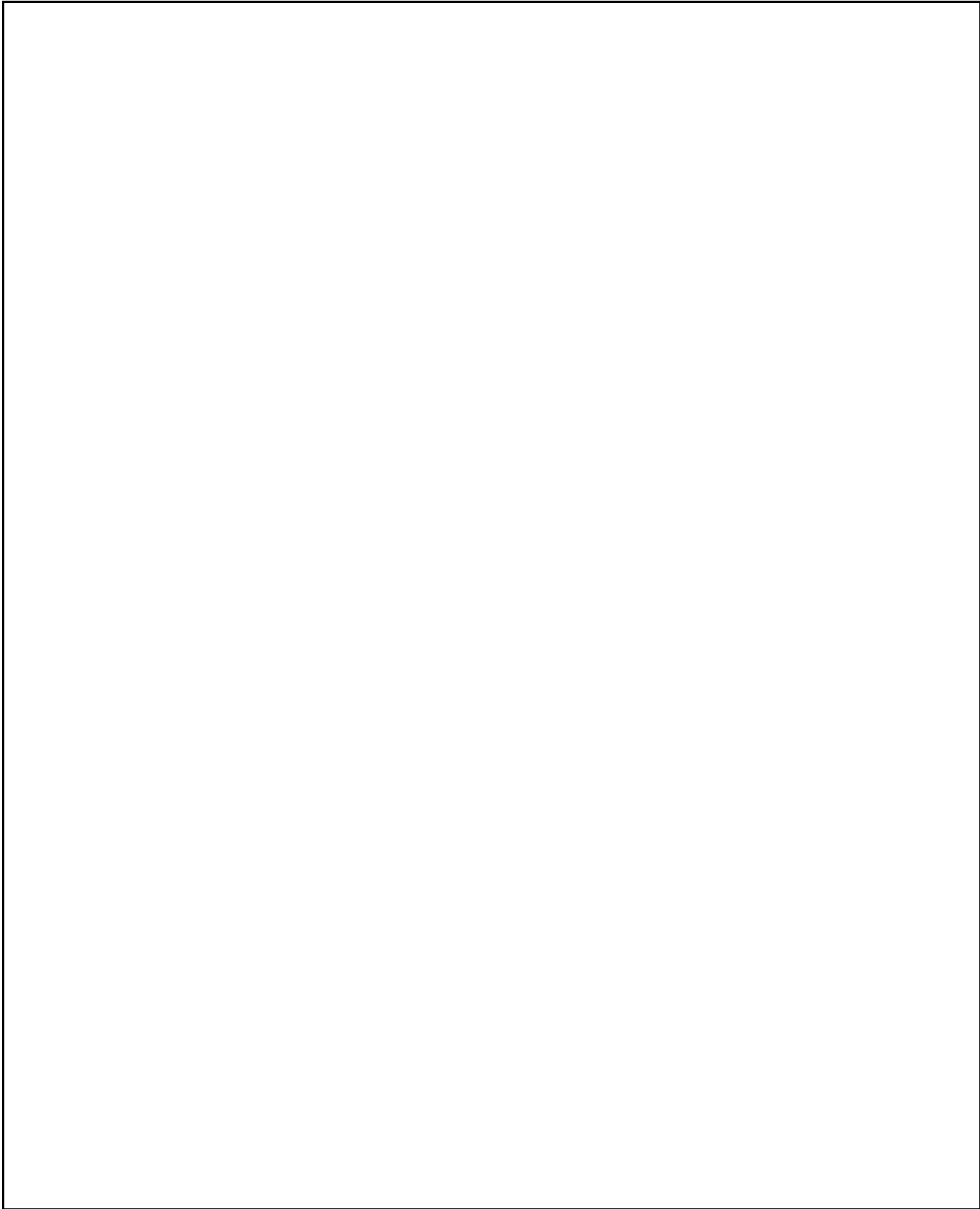
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and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