



STAGS

1 Turner Close, Tithebarn, Exeter, Devon EX1 3TT

Spacious coach house situated in a convenient location.

Exeter City 5 Miles

• Newly Built • Two Double Bedrooms • Modern Kitchen/Living Room • Garage/Storage • Unfurnished • Sorry No Pets • Available March • Tenant Fees Apply

£860 Per Calendar Month

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

DESCRIPTION

Newly built spacious coach house, situated in a convenient location to major road links, Exeter City and the science park. The accommodation comprises: good size open plan living/kitchen, 2 double bedrooms and bathroom. Single garage with storage. Communal gardens. Sorry no pets. EPC band B. Electric district heating. Unfurnished. Available March. Tenant fees apply.

ACCOMMODATION

Front door to:

ENTRANCE HALLWAY

Carpet. door leading into the garage, stairs rising to:

LANDING

Carpet, doors to:

KITCHEN/LIVING ROOM

Good size open plan room with windows to the front and side. Range of grey wall and base kitchen units, built-in electric oven and hob with extractor over. washer/dryer, radiator, space for fridge/freezer, space and plumbing for a dishwasher.

BEDROOM 1

Double room, carpet. Radiator. Fitted wardrobe window to the side and front.

BEDROOM 2

Double room, carpet, radiator. Fitted wardrobe. window to the side.

BATHROOM

White suite comprising: bath with shower over, wash hand basin and W.C. Vinyl flooring. cabinet and towel rail.

OUTSIDE

Garage with storage for bikes etc. (Garage to the right of the front door). Communal gardens.

SERVICES

Mains electricity, water and drainage. Council Tax Band B. (2253930101)

SITUATION

The property is situated in an ideal situation, the city centre is less than 5 miles away which affords a fantastic range of amenities,

including well regarded private and state schooling, 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 and, to the east of the city is Exeter International Airport with daily flights to London.

DIRECTIONS

From the city centre proceed along Blackboy Road then onto Pinhoe Road and follow the signs to Pinhoe. Continue straight over the mini-roundabouts and take the first right onto Langaton Lane, turn left into Tithebarn Way and follow this road until you reach Ashworth Place (Persimmon Development) follow the road around and take a left hand turn into Murch Rise and then immediately left into Turner Close and the Coach House will be found on the right

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available mid March. RENT: £860 pcm exclusive of all charges. Sorry no smoking or pets allowed. DEPOSIT: £992 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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@StagsProperty



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		92
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E		
(27-38) F		
(1-26) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		