



31 Celia Crescent, Exeter, EX4 9DU

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A well presented one bedroom house situated in the residential area of Beacon Heath.

City Centre 2.6 miles M5 (J29) 2.8 miles

• Unfurnished • Sitting/Dining Room • Public Transport Links • Gas Central Heating • Garden/Courtyard • On Street Parking • Available Beginning Of November • Tenant Fees Apply

£725 Per Month

01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)

## DESCRIPTION

The property enjoys an elevated position in the residential area of Beacon Heath. The accommodation comprises; covered entrance, sitting/dining room and kitchen on the ground floor. On the first floor there is one double bedroom with fitted wardrobes and a modern bathroom. On street parking. Garden. Gas central heating. Unfurnished. No pets. Available immediately. EPC Band C. Tenant fees apply.

## ACCOMMODATION

Covered entrance with useful storage cupboard. Front Door leading to:

## SITTING/DINING ROOM

Box-bay window to the front aspect, carpet, stairs to first floor. Door to:

## KITCHEN

Modern fitted kitchen with a good number of matching wall and base units to stone effect worktops and tiled splashback. Gas oven and hob. Space and plumbing for washing machine, space for fridge/freezer. Wall mounted gas fired combination boiler. Understairs storage cupboard. Vinyl flooring. Window looking to the front.

## STAIRS & LANDING

Carpet, doors leading off.

## BEDROOM

Double room with fitted wardrobe and cupboard with shelves. Carpet.

## BATHROOM

Modern white suite comprising, panelled bath with mixer shower over, pedestal wash hand basin and WC. Tiled splashback. Carpet.

## OUTSIDE

Directly to the front of the property is a garden which is laid to lawn. Path leads to a walled courtyard with pedestrian gate and storage cupboard. Please note that the lawned area to the front garden is not fenced. Street parking.

## SERVICES

Mains water and drainage, gas-fired heating. Council Tax Band B (101109203100)

## SITUATION

The property is positioned in the residential area of Beacon Heath with nearby amenities. Sowton Business Park and the major road communications are easily accessible and there are good transport links to the city centre.

## DIRECTIONS

From Stags Southernhay office take old Tiverton Road at the roundabout take the third exit onto Princess Charles Road. Continue along this road onto Beacon Lane after the supermarket. Continue along Beacon Lane. Shortly after the roundabout turn left into Chancellor's Way, continue along this road turning right into Celia Crescent. Number 31 will be found on the left hand.

## LETTING

The property is available to let on an Assured Shorthold Tenancy on an initial six month term with the option to renew or extend subject to agreement. The property is unfurnished. Sorry no pets allowed. RENT: £725 per calendar month exclusive of all charges. DEPOSIT £836 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.

## 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.



21/22 Southernhay West, Exeter, Devon, EX1 1PR  
01392 671598  
rentals.exeter@stags.co.uk



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			92
92 plus) A			
81-91) B			
69-80) C		70	
55-68) D			
49-54) E			
37-48) F			
13-36) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			