



STAGS

Pippin Cottage, 2 Greendale Barton, Exeter, EX5 1EL

A spacious unfurnished four bedroom house
situated to the East of Exeter

Exeter 8 miles

• 4 Bedrooms • Study • Sitting Room • Unfurnished • LPG Fired
Heating • Available Immediately • Tenant Fees Apply

£1,100 Per Calendar Month

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

DESCRIPTION

A spacious unfurnished house situated to the East of Exeter. The city of Exeter is just under 8 miles distant, the major communications being the M5/A30 junctions are only 5 miles away. The spacious accommodation comprises of an entrance hall, sitting room, open plan dining room and kitchen, garden room, cloakroom WC and study/bedroom 5 on the ground floor and on the first floor, 4 bedrooms, Jack and Jill shower room and bathroom. LPG gas fired heating. EPC Band E. Available immediately. Tenant Fees Apply.

ACCOMMODATION

Covered entrance to partly glazed door and matching side panels.

ENTRANCE HALL

Carpet, stairs and doors leading off.

SITTING ROOM

Box window looking to the front of the property, decorative brick built fireplace, carpet. Door leading through to the:

OPEN PLAN DINING AREA

Sliding glazed doors to the garden room, wood effect vinyl flooring.

KITCHEN AREA

Generous number and wall and base units with worktops and splashbacks. Traditional oil-fired Rayburn for cooking, space for an electric freestanding cooker with connections, space and plumbing for appliances, space for an undercounter fridge/freezer. 1½ bowl sink. Useful understairs cupboard. Wood effect vinyl flooring. Window looking over the garden.

INNER HALL

Partly glazed door leading to the garden, doors leading to:

CLOAKROOM WC

Wall mounted and recently fitted LPG fired central heating boiler. WC and handbasin. Obscured glazed window.

STUDY/BEDROOM 5

A good sized room that would make a good study, family room or possibly a bedroom. Window looking to the front of the property and a further window looking to the side. Wood effect flooring.

GARDEN ROOM

Finished in wood with glazed front and sides. Door leading to the garden.

STAIRS & LANDING

Carpet, storage cupboard, doors leading to:

BEDROOM 1

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

SHOWER ROOM

Accessed off the landing and bedroom 1, modern white suite comprises of hand basin and WC. Shower cubicle with electric shower fitted. Obscured window looking to the rear of the property.

BEDROOM 2

Double Room, carpet, window looking to the front of the property

BEDROOM 3

Double Room, carpet, window looking to the rear over the garden.

BEDROOM 4

Single Room, carpet, fitted wardrobe, window looking to the rear over the garden.

BATHROOM

Comprising of a coloured suite - bath, hand basin and WC. Obscured window looking to the front of the property.

OUTSIDE

To the front of the property is large hardstanding area offering ample parking with a lawned area to the side. At the rear of the property there is generous sized garden mainly laid to lawn.

SERVICES

Mains water and drainage, mains electric, LPG fired heating, oil-fired Rayburn for cooking. Council Tax Band B (ref: 1362314012).

SITUATION

The property is situated on the fringes of Greendale Business Park a to the East of the City of Exeter. The city centre is just under 8 miles distant and offers an excellent range of shops, schools and other facilities. The village of Woodbury is under two miles away and offers a two pubs, a village store/post office, church and primary school and the popular White Horse Inn is within walking distance of the property. The village of Aylesbeare is also within easy reach and regular bus services to Exeter, Sidmouth and beyond can also be accessed within a short walk. The popular coastal town of Exmouth is approximately 7 miles away and in addition the beautiful Woodbury and Aylesbeare Commons are also easily accessible.

GENERAL NOTE

Please note, the property is located on the fringes of Greendale Business Park and access is gained through the Business Park.

DIRECTIONS

From Junction 30 of the M5 motorway take the A3052, towards Sidmouth. After about 4 miles and just after the Greendale park entrance take the right turn signed Woodbury Salterton at White Cross by the White Horse pub, continue along the lane for about ½ a mile turning right into the back of Greendale and immediately right again along the single track road. Shortly after Pippins Cottage 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 immediately. RENT: £1100 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1269 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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Energy Efficiency Rating		
1 (very energy efficient - lower running costs)	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(37-47) F		
(1-36) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		