



STAGS

13 Wheaton House Red Lion Lane, Exeter, Devon EX1
2FG

A well presented first floor apartment situated
within Exeter City Centre

City Centre

• Intercom Access System • Convenient Location • Modern and
Spacious • Kitchen/Living Room • Good Size Bedroom • Secure bike and Bin
Store • Available immediately. • Tenant Fees Apply

£695 Per Calendar Month

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

DESCRIPTION

A well presented first floor apartment situated within Exeter City Centre and being close to local amenities. The apartment comprises: entrance hall, kitchen/living Room, bathroom, good size double bedroom, electric heating, bike/bin store. EPC band B. Available immediately. Available unfurnished or part furnished. Sorry no pets allowed. Tenant fees apply.

ACCOMMODATION

Communal entrance hall with lift/stairs. The apartment is located on the first floor.

Apartment door leads into:

HALLWAY

Carpet, telephone intercom, electric panel heater, airing cupboard.

OPEN PLAN KITCHEN/LIVING ROOM

Kitchen area:

Range of modern kitchen units, built-in fridge/freezer, washer/dryer, electric oven, hob with extractor over, stainless steel sink unit, vinyl flooring,

Living room area:

French doors opening out to the Juliette balcony, carpet, 2 electric panel heaters.

BEDROOM

Good size double bedroom, carpet, window to the side, electric panel heater.

BATHROOM

White suite comprising: bath with shower over, wash hand basin and w.c, vinyl flooring, large mirror.

OUTSIDE

Communal bin store and bike storage.

SERVICES

Mains electricity and water.

SITUATION

Wheaton House is within walking distance to the city centre and mainline railway stations and within close proximity to the major routes out of Exeter and the major road network.

DIRECTIONS

The apartment is situated in Red Lion Lane, leading off from Summerland Road which can be easily accessed from Sidwell Street or Western Way, and is just a few minutes walk from Central Station.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, part or unfurnished and is available immediately. RENT: £695 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £800 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		
	Current	Potential
Very energy efficient - lower running costs		
92 plus) A		
81-91) B		
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		