



**STAGS**

21 Wyndham Avenue, Heavitree, Exeter, Devon EX1 2PQ

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A well presented and spacious attached house in the popular residential area of Heavitree.

City Centre 1.5 miles M5 (J29/J30) 2.5 miles

• Period House • Sitting Room • Fitted Kitchen/diner • Three Bedrooms • Bathroom • Garden • Available mid January • Tenant Fees Apply

**£1,000 Per Calendar Month**

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

## DESCRIPTION

A well presented and spacious three bedroom period attached house in the popular residential area of Heavitree. The property is well situated for local amenities, the Hospital, County Hall and the city centre. The accommodation comprises: entrance hall, cloakroom WC, sitting room, kitchen/dining room, two double plus one single bedroom, bathroom with shower. On road parking. Unfurnished. Gas fired heating, available mid January. Pets not permitted. EPC Band C. Tenant fees apply.

## ACCOMMODATION

Half glazed entrance door leads to

## HALL

Laminated wood flooring and fitted door mat. Radiator. Telephone point. Understairs cloakroom with white low level WC and wash hand basin. Fitted washing machine.

## SITTING ROOM

Bay window to the front, carpet, radiator. TV and telephone points.

## KITCHEN/DINING ROOM

Fitted kitchen with range of walnut faced wall and floor units. Electric oven. One and a half bowl stainless steel sink with mixer taps. Space for fridge/freezer. Laminated wood flooring. Leads to dining area with French double glazed doors to rear garden. Fitted cupboards.

## FIRST FLOOR

Carpet to stairs and landing.

## BEDROOM 2

Large double bedroom to the rear. Original feature decorative fireplace. Carpet.

## BEDROOM 1

Large double bedroom with bay window the front. Carpet. Radiator.

## BEDROOM 3

Singe bedroom with window to the front. Carpet. Radiator.

## BATHROOM

White suite comprising full length bath with shower over. Low level WC and pedestal wash hand basin. Mosaic vinyl flooring.

## OUTSIDE

Small walled garden to front. Rear garden comprises paved area from rear French doors. Lawned area and borders with shrubs. Rear gate to access lane. On road parking. (Permit to be obtained from Exeter City Council.

## SERVICES

Mains gas and electricity. Water (metered). Exeter City Council Tax Band C (107758802100)

## SITUATION

21 Wyndham Avenue is situated in the popular residential area of Heavitree and benefits from nearby local amenities to include a post office, cobblers, supermarket and a further express supermarket with petrol station, hairdressers and bank. The city centre is easily accessed as is Exeter Business Park, the M5 Motorway Junction and Exeter International Airport.

## DIRECTIONS

From Stags city centre offices drive along Heavitree Road in the direction of the M5 and Honiton. In the centre of Heavitree turn left at the traffic lights into North Street, then continue into Ladysmith Road. Wyndham Avenue will be found as the third turning 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: £1,000 pcm exclusive of all charges. Children considered. DEPOSIT: £1,153, 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		