



  
**STAGS**

33 Exe Street, Exeter, Devon EX4 3HA

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Versatile accommodation situated in the City  
Centre

Exeter City Centre

• PARKING • 3 BEDROOMS • UPSIDE DOWN HOUSE • DOUBLE ASPECT  
SITTING ROOM • 2 BATHROOMS • COURTYARD • AVAILABLE  
NOW • TENANT FEES APPLY

£1,000 Per Calendar Month

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

## DESCRIPTION

Offered to let on a long term basis, is this good size family versatile upside down, mid terraced house situated in the city centre just about 5 mins walk from the River and main shopping centre, recently had some re decoration. Set over 2 floors with walk in balcony window to front of sitting room overlooking the green and courtyard to the rear. Three good size double bedrooms, 2 bedrooms to the ground floor, one with en suite shower room. There is parking for one car in the residents parking area to the side of the house and further parking on the road with permit. Gas fired central heating and offered unfurnished. Available now. EPC Band D, Council tax band C . Tenant fees apply.

## ACCOMMODATION

Covered entrance porch with door to hallway with wood effect vinyl flooring and doors leading off.

## STORAGE CUPBOARD

Large under stairs storage cupboard

## BEDROOM 1

Double size room with neutral carpet, overlooking green to the front and door leading to en suite shower room

## EN SUITE SHOWER ROOM

White suite with shower unit with electric shower, pedestal basin with mirror over and low level WC

## BEDROOM 2

Double size on the ground floor with window to front overlooking the green, neutral carpet

## KITCHEN

At the rear of the property with a range of fitted light Maple wood effect units with worktop over. Single electric oven built under gas hob with glass and stainless steel extractor hood over. Free standing washing machine and tall fridge freezer, tiled floor. Door to paved courtyard

## STAIRS & LANDING

Neutral carpets up the stairs and landing with large cupboard housing gas boiler and shelving for storage

## BEDROOM 3

Double size to the front of the property overlooking the green, neutral carpet.

## SITTING ROOM

Good size double aspect sitting room recently redecorated with view over green to front from walk in bay window

## BATHROOM

White low level suite with bath and shower set over,

pedestal hand basin and WC. heated towel rail and tiled floor.

## COURTYARD

Accessed from the kitchen with space for bistro table and chairs and pots and planters

## SITUATION

Number 33 Exe Street is situated approximately five minutes walk from the city centre. St Davids School is just around the corner from the property. Exeter Central Station is also within a short distance as is the River.

## SERVICES

Gas fired Central heating, mains electric, Council tax band C (102222603300)

## DIRECTIONS

From Exe Bridges proceed north on Bonhay Road, turn right into Exe Street and the property will be found on your right hand side.

## LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £1,000 pcm exclusive of all charges. Sorry no pets allowed. 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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