



STAGS

27 Etonhurst Close, Exeter, Devon EX2 7QZ

A very well presented terrace house situated in the popular Clyst Heath development.

Exeter City Centre 3 miles. M5 (J30) 1.5 miles

• Convenient Position • Enclosed Garden • 2 Parking Spaces • Kitchen/Dining Room • Newly Decorated • 2 Bedrooms • Available March • Tenant Fees Apply

£875 Per Calendar Month

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

DESCRIPTION

A very well presented terrace house situated in the popular Clyst Heath development which lies to the East of the city centre. The accommodation comprises: entrance hall, lounge, kitchen/diner with patio doors leading to the rear garden, 2 double bedrooms (one with en-suite shower area) and family bathroom. The property has been recently decorated throughout. Allocated parking for 2 cars, enclosed rear garden and small courtyard garden to the front. EPC Band D. Gas central heating. Sorry no pets. Available March. Tenant fees apply.

ACCOMMODATION

Front door to:

ENTRANCE HALL

Laminate flooring, radiator, stairs to the first floor.

LOUNGE

Window to the front, radiator, laminate flooring, understairs storage cupboard.

KITCHEN/DINER

Range of wall and base units, window to the rear, patio door to the rear garden, space and plumbing for a washing machine, space for fridge/freezer, built-in oven, gas hob, vinolay, gas boiler providing domestic hot water and heating via radiators.

FIRST FLOOR LANDING

Carpet, storage cupboard with linen shelves, radiator.

BATHROOM

White suite comprising: bath with shower over, wc and wash hand basin. Window to the front, vinolay, radiator.

BEDROOM 2

Small double room. window to the rear, carpet, radiator.

BEDROOM 1

Double room, carpet, radiator, window to the front. Archway to:

EN-SUITE SHOWER ROOM: Shower cubicle with electric shower, wash hand basin inset in vanity unit. radiator.

OUTSIDE

Allocated parking for 2 cars, enclosed rear garden with garden shed. Small courtyard to the front.

SERVICES

Mains gas, electric, water and drainage. Council Tax Band C (102221102800)

SITUATION

The property is situated in the popular Clyst Heath Development with easy access to Exeter Business Parks, Exeter International Airport and the major routes across the county and beyond. More locally the property is near to a supermarket and retail park, Digby Railway station, Park and Ride bus services along with local bus services to the city centre.

DIRECTIONS

From Exeter city centre drive in the direction of the M5, taking Sidmouth Road at the traffic lights to Middlemoor (Devon and Cornwall Police HQ). At the Middlemoor roundabout take the dual carriageway in the direction of the A38. At the second set of traffic lights turn left into Russell Way At the roundabout take the first exit onto Digby Drive, take the first righthand turn into Etonhurst Close. Follow the road round to the right and the property will be found on the left hand.

LETTING

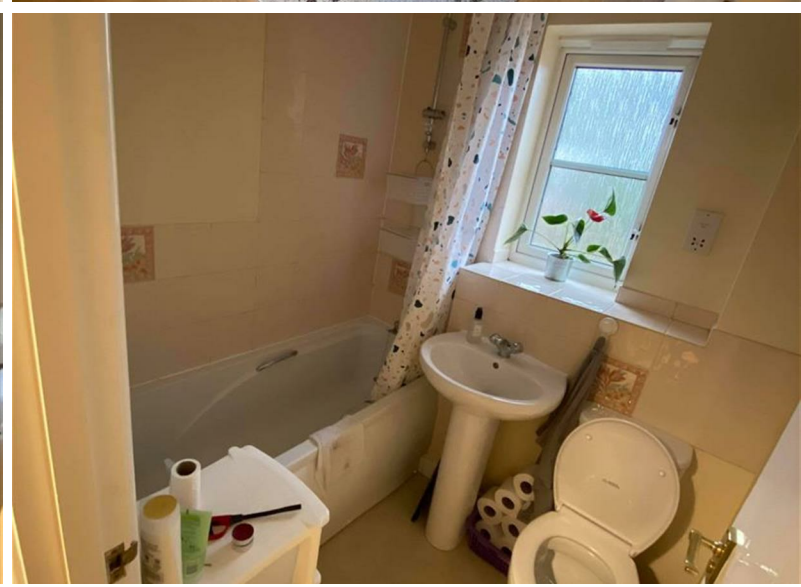
The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £885 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1009 returnable at end of tenancy subject to any deductions (all deposits for a property let through 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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