



3 Kensham Close, Bradninch, Exeter, Devon EX5 4ND

A well presented and recently refurbished two bedroom semi-detached property situated in the popular Duchy town of Bradninch.

Exeter 9 miles - Cullompton 3 miles - Tiverton 10 miles

- Newly Refurbished Throughout
- Two Double Bedrooms
- Off Road Parking For Three Cars
- Enclosed Rear Garden
- Available End of July
- A Pet Considered (Terms Apply)
- 6 / 12 Months Plus
- Deposit: £1,125
- Council Tax Band: B
- Tenant Fees Apply

£975 Per Calendar Month

01884 232872 | [rentals.tiverton@stags.co.uk](mailto:rentals.tiverton@stags.co.uk)



## ENTRANCE HALLWAY

With brand new fitted vinyl flooring, radiator.

## KITCHEN 10'3" x 5'6"

Newly fitted to include vinyl flooring, work surface and units, electric oven and hob. Space for washing machine and fridge/freezer.

## LOUNGE 13'10" x 11'10"

With brand new fitted vinyl flooring, radiator, window to rear and door onto conservatory.

## CONSERVATORY 10'0" x 5'3"

With tiled flooring, window surround, and door to rear garden.

## BEDROOM ONE 11'11" x 8'8"

Double, with brand new fitted carpet, radiator, window to rear.

## BEDROOM TWO

Double, with brand new fitted carpet, two storage cupboards (one housing boiler), window to front.

## BATHROOM

With brand new fitted vinyl flooring, bath with shower over and tiled surround, wash hand basin, WC, heated towel rail, window to side.

## OUTSIDE

To the front are raised beds with gravel and mature shrubs, off road parking for at least three cars and a storage room housing meters.

To the rear is an enclosed garden laid mostly to lawn, garden shed, and rear access to the front of the property.

## SERVICES

Mains electric, Water and Drainage, gas fired central heating, Council Tax Band B

## SITUATION

The property is situated on the edge of the charming Duchy Town of Bradninch, which is situated approx 3 miles from the town of Cullompton boasting a range of everyday shops and facilities, highly regarded primary school, doctors' surgery and two public houses. Approx. 4 miles from the M5 (J28). 9 miles to the south is the University and Cathedral City of Exeter with a range of major high street shops and facilities with further access to the M5 (J29 & J30), A38 and A30 along with railway stations to London, Waterloo and

Paddington. To the east of Exeter is its regional and international airport.

## DIRECTIONS

From Junction 28 of the M5 at Cullompton, proceed towards the town centre, turning left at the T-junction, signposted towards Broadclyst. Continue through the High Street and at the end of the town centre, at the roundabout, continue straight on signposted Bradninch. On reaching Bradninch continue through the town and at the top of the hill, passing Spar on the right hand side, turn left onto Millway, follow down this road and take the third right onto Kensham Close and the property will be found on the left hand side.

## LETTING

The property is available to let on renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available to rent at the end of July. RENT: £975.00 per calendar month exclusive of all charges. A pet considered, where the agreed let permits a pet the rent will be £1,025.00. DEPOSIT: £1,125.00 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. Usual 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.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		89
81-91	B		
69-80	C	72	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	