



7 Leworthy Drive, Exeter, Devon EX1 3WN

A well presented three storey town house situated in the village of Pinhoe, with parking and garage.

City Centre - 4 miles

- Convenient Position
- Large Kitchen/Dining Room
- 4 Bedrooms
- Garage & Parking
- Available Early August
- A Pet Considered (Terms Apply)
- 6 / 12 Months Plus
- Deposit: £2,019
- Council Tax Band: E
- Tenant Fees Apply

£1,750 Per Calendar Month

01884 232872 | rentals.tiverton@stags.co.uk



ENTRANCE HALLWAY

With Fitted vinyl, radiator, under stairs cupboard.

CLOAKROOM

Fitted vinyl, white WC and wash hand basin, radiator, window to side.

LOUNGE 14'7" x 10'10"

Fitted carpet, radiator, bay window to the front.

KITCHEN/DINING ROOM 18'5" x 12'0"

Fitted vinyl flooring, range of cream floor and wall units, electric double oven and gas hob, built-in fridge/freezer and dishwasher, space and plumbing for washing machine, large windows and patio doors onto rear garden, radiator.

STAIRS AND LANDING LEADING TO;

BEDROOM 1 14'9" x 10'11"

Double, with fitted carpet, window to front, radiator.

EN-SUITE SHOWER ROOM

With vinyl flooring, white wash hand basin and WC, large shower enclosure with grey tiled surround, heated towel rail.

BEDROOM 2 12'1" x 11'0"

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

BEDROOM 3

Single, fitted carpet, window to rear, radiator.

BATHROOM

Family bathroom, with vinyl flooring, white bath, wash hand basin and WC, window to front, heated towel rail.

STAIRS TO SECOND FLOOR LEADING TO;

BEDROOM 4 18'5" x 11'4"

Double, fitted carpet, fitted wardrobes, dual aspect, two radiators.

EN-SUITE SHOWER ROOM

Fitted vinyl flooring, white wash hand basin and WC, shower enclosure with tiled surround, velux window to rear, heated towel rail.

OUTSIDE

To the side of the property is a garage with off-road parking for one

car. A few small mature shrubs.

Enclosed rear garden laid mostly to lawn, bordered by mature shrubs, with a patio area directly outside the rear doors.

SERVICES

Mains electric, gas, water & drainage, council tax band E

DIRECTIONS

From Exeter proceed on the B3212/Pinhoe Road. Go through two mini-roundabouts into Pinhoe. Continue on this road passing the pet store on the left. At the traffic lights, turn left into Hawkins Road and then turn left onto Sandoe Way, follow this road round to the right, proceed onto Stone Walk and then turn left onto Leworthy Drive, the property will be on the right hand side.

LETTINGS

The property is available to let on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and available early August. RENT: £1,7500.00 per calendar month exclusive of all charges. DEPOSIT: £2,019.00 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 & 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. 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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		84	93
192 (91)	A		
155 (71)	B		
122 (49)	C		
92 (28)	D		
72 (15)	E		
52 (5)	F		
35 (0)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	