



15 Artillery Court Barrack Road, Exeter, EX2 6EH

---

A spacious four bedroom town house close to the RD&E and city centre in the popular area of St Leonards. The property comprises kitchen/dining room, sitting room, three bathrooms, garden and two allocated parking spaces in a secure gated complex.

St Leonards

- Available Now
- Four Double Bedrooms
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- Gated Development
- Council Tax Band F
- Deposit: £1615
- Council Tax Band C
- Sorry No Pets
- Tenant Fees Apply

£1,400 Per Calendar Month

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



## DESCRIPTION

A spacious four bedroom town house close to the RD&E and city centre in the popular area of St Leonards. The property comprises kitchen/dining room, sitting room, three bathrooms, garden and two allocated parking spaces in a secure gated development. Sorry No Pets. Council Tax Band F. EPC Band C. Tenant Fees Apply.

## ACCOMMODATION

The front door opens into -

## ENTRANCE HALLWAY

Intercom system, radiator and doors to -

## KITCHEN / DINING ROOM

**15'5" x 20'11" narrowing to 13'5"**

Floor and wall mounted cupboards and drawer units. Cooker with four ring gas hob and extractor over. Integrated fridge/freezer, washing machine and dishwasher. Sink with drainer and mixer tap over. Microwave. Understairs cupboard housing water cylinder. Space for table and chairs. Window to the rear aspect and patio door out to the garden.

## BEDROOM FOUR / STUDY

**10'5" x 9'6"**

Patio door out to front of property, radiator.

## SHOWER ROOM

Shower, low level WC and wash hand basin. Radiator and mirror.

From the entrance hallway stairs lead to -

## FIRST FLOOR

Landing, doors to -

## SITTING ROOM

**15'5" x 14'5"**

Gas fire place with mantle over, Juliette balcony and window to the front aspect. Radiator.

## BEDROOM THREE

**16'5" narrowing to 8'10" x 15'5" narrowing to 7'10"**

Two windows to the rear aspect and two x radiators.

## FAMILY BATHROOM

Bath with shower over, wash hand basin and low level WC. Mirror and radiator.

## SECOND FLOOR

Landing, doors to -

## BEDROOM ONE

**15'5" x 14'1"**

Built in wardrobes, Juliette balcony and window to the front aspect. One x radiator.



### ENSUITE

Bath with shower hose over, wash hand basin and low level WC. Mirror and radiator.

### BEDROOM TWO

**16'5" narrowing to 8'10" x 15'5" narrowing to 6'9"**

Two x Velux windows to rear aspect. Two radiators.

### OUTSIDE

Rear garden with patio and lawn area. Shed and outside tap. Bike rack to the front of property.

### SERVICES

Mains gas, electric and water. Council Tax Band F.

### LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £1400 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1615 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.





21/22 Southernhay West, Exeter, Devon, EX1 1PR  
 01392 671598  
 rentals.exeter@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
292 plus) A			
181-291) B			
139-180) C			
105-138) D			
79-104) E			
52-78) F			
21-51) G			
<small>Not energy efficient - higher running costs</small>			
		73	85
<small>England &amp; Wales</small>		<small>EU Directive 2002/91/EC</small>	

These particulars are a guide only and should not be relied upon for any purpose.

stags.co.uk