



Venmore Farm Woodbury, Exeter, Devon EX5 1LD

A substantial detached 5 bed farmhouse with large gardens, parking, garage and outbuildings. Unfurnished. Pets considered (Terms Apply) Available April. Please email rentals.exeter@stags.co.uk for further information.

Woodbury / Exeter 7.6 Miles / Exmouth 4.3 Miles

- Available April
- Five Bedrooms
- Outbuildings / Garage
- Gardens
- Driveway Parking
- Deposit: £4083
- Council Tax Band: F
- Pets Considered
- EPC Band E
- Tenant Fees Apply

£3,500 Per Calendar Month

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



DESCRIPTION

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LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available April. RENT: £3500 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £3525. DEPOSIT: £4038, 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
The more energy efficient - lower running costs			
392 plus)	A		
(81-391)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	47	
(27-38)	F		
(1-26)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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