



25 Foxholes Hill, Exmouth, Devon EX8 2DG

A four bedroom semi detached property situated in one of the most desirable areas of East Devon with spectacular sea views.

Exmouth Train Station 1.7 Miles / Exeter 12.7 Miles

- Available Beginning of May
- Four Bedrooms
- Open Plan Kitchen/Dining Room
- Stunning Sea Views
- Garden and Garage to Rear
- Parking for Two Cars
- Deposit: £3173
- Council Tax Band E
- Pet Considered
- Tenant Fees Apply

£2,750 Per Calendar Month

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DESCRIPTION

A four bedroom semi detached property situated in one of the most desirable areas of East Devon with spectacular sea views. The property comprises open plan kitchen/dining area, sitting room, snug, family bathroom and ground floor shower room. Outside; gardens to the front and rear with parking for two cars and garage. Available May. Pet Considered. EPC E Council Tax Band E. Tenant Fees Apply.

ACCOMMODATION

Front door opens into -

ENTRANCE HALLWAY

Coat hooks and shelving. Door to -

DOWNSTAIRS SHOWER ROOM

Shower, low level WC and wash hand basin. Mirrored cabinet, heated towel rail and obscure window to the side aspect.

HALLWAY

Window to the front aspect, radiator and understairs cupboards and drawer units. Doors to -

SITTING ROOM

13'5" x 13'9"

Working open fireplace with mantle over. Cupboards and shelving in alcoves. Patio doors to front patio area and radiator.

SNUG

13'5" x 11'5"

Cupboard and shelving in alcoves, patio doors to the open plan kitchen/dining room.

OPEN PLAN KITCHEN / DINING ROOM

25'11" narrowing to 13'5" x 20'8" narrowing to 10'

Breakfast bar, cupboards and drawer units. Electric Aga with extractor over and built in oven with four ring electric hob with extractor. Integrated dishwasher, fridge/freezer and washer/dryer. Belfast sink with mixer tap. Larder with shelving and housing boiler. Two sky lights, windows and bifold door to rear garden.

From the hallway stairs lead to -

FIRST FLOOR

Landing with doors to -

BEDROOM ONE

12'1" x 12'1"

Patio doors out to balcony and electric radiator.

BEDROOM TWO

11'9" x 11'5"

Window to the rear aspect and radiator.

BEDROOM THREE

8'10" x 7'10"

Built in bed unit and cupboard. Electric radiator and window to the front aspect.



BATHROOM

Bath with separate shower, low level WC and wash hand basin set in vanity unit. Mirrored cabinet, heated towel rail and obscure window to the rear.

From the landing stairs lead to -

SECOND FLOOR

BEDROOM FOUR / STUDY

18'8" narrowing to 12'1" x 10'9"

Velux windows x 2, window to the side and storage in alcoves. Electric radiator.

OUTSIDE

Front and rear garden with patio and lawn areas. Garage to the rear with two allocated parking spaces. On street parking also available.

SERVICES

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

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available Beginning of May. RENT: £2750 pcm exclusive of all charges.Children/pets considered. Where the agreed let permits pets the RENT will

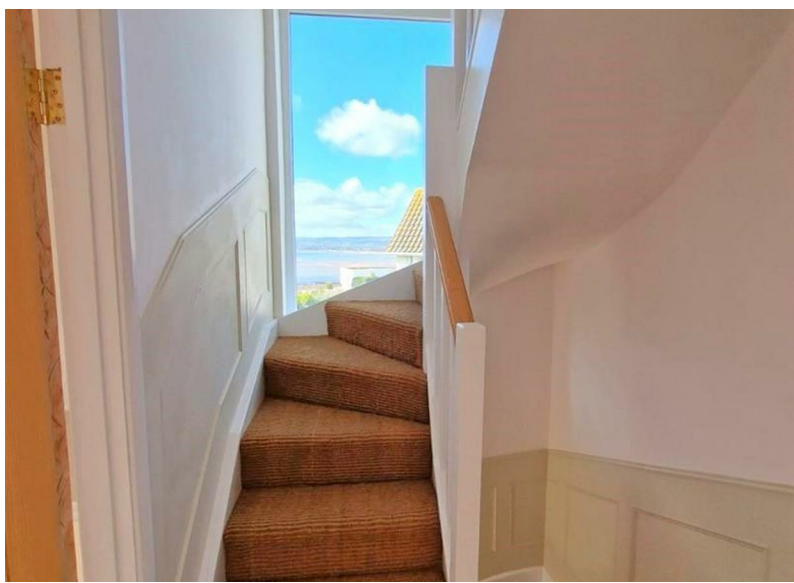
be £2775. DEPOSIT: £3173, returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
		50	72
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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