



5 Ruby Red Row, Exeter, EX2 7TP

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A three bedroom semi detached town house situated within the popular Seabrook Orchards development in Topsham, providing great links to Exeter city centre, M5 and Topsham.

Exeter City Centre 4.6 Miles / Topsham 1.3 Miles /

• 6 Month Let Only • Available May • Three Bedroom Semi Detached • Open Plan Living • Enclosed Garden • Driveway Parking • Deposit: £1730 • Council Tax Band D • EPC B • Tenant Fees Apply

£1,500 Per Calendar Month

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## DESCRIPTION

A three bedroom semi detached town house situated within the popular Seabrook Orchards development in Topsham, providing great links to Exeter city centre, M5 and Topsham. The property comprises open plan kitchen, sitting and dining room. Downstairs cloakroom and utility. Bedroom one with ensuite and family bathroom. Outside an enclosed garden to the rear and driveway parking. Available May. 6 MONTH LET. EPC band B. Tenant Fees Apply.

## ACCOMMODATION

Front door opens into entrance hallway with radiator. Door to -

**SITTING ROOM** **14'1" x 11'5"**  
Window to front aspect and 2 x radiators.

**KITCHEN** **10'2" x 9'10"**  
Floor and wall mounted cupboards and drawer units. Integrated appliances including fridge/freezer and dishwasher. Sink with drainer and mixer tap. Four ring gas hob and extractor over.

**DINING AREA** **15'5" x 8'6"**  
Patio doors out to garden and radiator.

**UTILITY AREA** **6'2" x 5'2"**  
Floor and wall mounted cupboard and drawer units with integrated washing machine.

## CLOAKROOM

Low level WC and wash hand basin.

From the entrance hallway stairs lead to -

## FIRST FLOOR

### LANDING

Window to the front aspect and doors to -

**BEDROOM THREE** **16'7" x 8'6"**  
Window to the rear aspect and radiator. Wardrobe.

**BEDROOM TWO** **10'2" x 8'6"**  
Window to the front aspect and radiator.

### BATHROOM

Bath with shower hose, separate shower, low level WC and wash hand basin with mirrored cabinet over. Window to the rear aspect.

Stairs to -

## SECOND FLOOR

**BEDROOM ONE** **14'5" x 11'9"**  
Window to the front aspect, cupboard with shelving and radiator.



## DRESSING AREA

7'2" x 5'10"

Velux window and radiator.

## ENSUITE

Shower, low level WC and wash hand basin. Radiator and Velux window.

## OUTSIDE

Enclosed garden to the rear with patio and lawn area. Driveway parking for two cars. Sorry garage not included.

## SERVICES

Mains gas, electric and water. Council tax band D.

## LETTINGS

The property is available to let on a assured shorthold tenancy for 6 months, unfurnished or furnished and is available May. RENT: £1500 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1730 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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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
92 plus	A	84	94
81-91	B		
69-80	C		
55-68	D		
39-54	E		
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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