



Hestow Lodge , Ideford, Newton Abbot, Devon TQ13 0BH

A well presented bungalow situated on the outskirts of the village of Ideford, approximately 1.5 miles from the A380 which provides access to Exeter/M5.

Exeter 13.4 Miles / Newton Abbot 5.8 Miles

- Available End of May
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Double Garage and Driveway Parking
- Stunning Views
- Term: 12 Months
- Council Tax Band E
- Pets: Considered
- Deposit: £1750
- Tenant Fees Apply

£1,500 Per Calendar Month

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



DESCRIPTION

A well presented bungalow situated on the outskirts of the village of Ideford, approximately 1.5 miles from the A380 which provides access to Exeter/M5. The accommodation comprises: Entrance hall, kitchen, utility area, sitting and dining room, 3 bedrooms, ensuite and shower room. Good size gardens and parking . Oil fired central heating. Available End of May. Pets considered (Terms apply). EPC band D. Tenant fees apply.

ACCOMMODATION

Front door opens into -

ENTRANCE HALLWAY 9'11" x 9'2"

Cupboard with rail, airing cupboard and radiator. Doors to -

KITCHEN 19'4" x 11'1"

Floor and wall mounted cupboards and drawer units. Integrated dishwasher, fridge/freezer and microwave. Built in oven and grill, four ring electric hob with extractor over. Sink with drainer and mixer tap over. Windows to the rear aspect. Underfloor heating.

DINING ROOM 12'9" x 9'2"

Built in cupboard and window to the rear.

UTILITY ROOM 12'1" x 1'3"

Sink with drainer and mixer tap, undercounter tumble dryer and space for washing machine. Window to the rear. Door to -

CLOAKROOM

Low level WC and wash hand basin. Obscure window to the side.

SITTING ROOM 21'11" x 18'0"

Fireplace with mantle over, two x radiators, windows to rear and patio door out to the garden.

BEDROOM ONE 17'4" x 11'9"

Walk in wardrobe, window to the rear and radiator. Door to -

ENSUITE

Bath with shower hose over, wash hand basin and low level WC. Window to the front aspect and radiator.

BEDROOM TWO 12'9" x 9'6"

Built in wardrobes, window to the front and radiator.



BEDROOM THREE 11'1" x 8'10"

Window to the rear aspect and radiator.

SHOWER ROOM

Shower, low level WC and wash hand basin. Window to the front aspect.

OUTSIDE

Patio and lawn area to the rear, large drive way and double garage.

SERVICES

Mains electric, oil fired central heating; water & drainage contribution of £50 per month. Council Tax Band E.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available End of May. RENT: £1500 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,525. DEPOSIT: £1,730, 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			83
181-391) B			
109-180) C			
55-108) D		60	
39-54) E			
21-38) F			
1-20) 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.

stags.co.uk