



8 Shale Row, Tithebarn, Exeter, EX1 3XH

A spacious four bedroom semi detached town house situated in the popular Tithebarn Development.

Exeter City Centre 4 Miles

- Available Now
- Four Bedrooms
- Family Bathroom and Bedroom One with Ensuite
- Enclosed Rear Garden
- Allocated Parking
- Deposit: £1961
- Term: 12 Months
- Council Tax Band D
- Sorry No Pets
- Tenant Fees Apply

£1,700 Per Calendar Month

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



DESCRIPTION

A spacious four bedroom semi detached town house situated in the popular Tithebarn Development. The property comprises kitchen, sitting/dining room, cloakroom, family bathroom and bedroom one with ensuite. Outside an enclosed rear garden with artificial turf, patio area and storage shed. Council Tax Band D, EPC B. Sorry no pets allowed. Tenant Fees Apply.

ACCOMMODATION

Front door opens into -

ENTRANCE HALLWAY

Radiator, stairs leading to first floor and doors to -

KITCHEN 13'9" x 7'10"

Modern kitchen with floor and wall mounted cupboards and drawer units. Built in oven with four ring electric hob and extractor over. Sink with drainer and mixer tap over. Window to the front aspect. Radiator.

SITTING/DINING ROOM 16'8" x 15'1"

Understairs storage cupboard, two radiators and patio doors out to the garden.

CLOAKROOM

Wash hand basin, low level WC and radiator.

From the hallway stairs lead to -

FIRST FLOOR

Landing with storage cupboard, doors to -

BEDROOM TWO 12'1" x 8'2"

Window to the front aspect and radiator.

BEDROOM THREE 14'5" x 8'6"

Window to the rear aspect and radiator.

BEDROOM FOUR 9'2" x 5'10"

Window to the rear aspect and radiator.

BATHROOM

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

From landing stairs lead to -

SECOND FLOOR

Storage cupboard, door to -



BEDROOM ONE **16'0" x 11'1"**

Large bedroom with Velux window and 2 x radiators.

DRESSING AREA **8'2" x 6'10"**

ENSUITE

Shower, low level WC and wash hand basin. Mirrored cabinet and radiator. Obscure window to the front aspect.

OUTSIDE

Enclosed garden to the rear with artificial grass and patio area. Side gate access. Allocated parking.

SERVICES

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

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £1700 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1961 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 |
|---|---------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 94 |
| A | (81-91) | 86 | |
| B | (69-80) | | |
| C | (55-68) | | |
| D | (39-54) | | |
| E | (27-38) | | |
| F | (13-26) | | |
| G | (1-12) | | |
| 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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