



5 Miller Close, Exeter, Devon EX2 5NE

A well presented modern house situated on the Eastern outskirts of Exeter.

City Centre 2 miles.

- Available Mid May
- 2 Double Bedrooms
- Modern Kitchen/Diner
- Sitting Room
- Parking/Garage
- Enclosed Garden
- Semi-Detached
- Term: 6 or 12 Months
- Deposit: £1442
- Tenant Fees Apply

£1,250 Per Calendar Month

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DESCRIPTION

A well presented modern semi-detached house situated on the Eastern outskirts of Exeter. The accommodation comprises: entrance porch, sitting room, kitchen/dining room, 2 double bedrooms and shower room. Gardens to the front and rear of the property. Parking and garage which is suitable for a small car, hobby room/office. Sorry no pets. Gas central heating. Available Mid May.

ACCOMMODATION

Front door leading to:
Porch, wooden flooring, window to the front.

SITTING ROOM

Window to the front with blind, wooden flooring, stairs to the first floor, under stairs storage cupboard.

KITCHEN/DINING ROOM

Range of wall and base units, gas boiler providing domestic hot water and heating via radiators, stainless steel sink unit, built in electric oven, gas hob with extractor hood over. Plumbing and space for washing machine, space for fridge freezer, tiled flooring. Radiator. Patio doors leading to the rear garden.

FIRST FLOOR LANDING

Carpet, doors to:

BEDROOM 1

Double bedroom, radiator, window to the rear with blind, carpet.

SHOWER ROOM

White W.C and wash hand basin, shower cubicle with electric power shower. Heated chrome towel rail, window to the side, underfloor heating, tiled flooring.

BEDROOM 2

Double room, window to the front with blind, carpet, radiator.

OUTSIDE

To the front of the property there is a gravelled garden, drive with parking for 2 cars, leading to the garage. The garage is split into 2 areas to accommodate a hobby room or home office. The garage is suitable for a small car or storage. To the rear of the property is a good size enclosed garden which is mainly laid to lawn with a patio area.

SERVICES

Mains electric, gas, water and drainage. Council Tax Band C (104435600500)

SITUATION

Situated on the Eastern outskirts of Exeter this property is ideally positioned for access onto the M5, A30 and other



major road networks. The city centre of Exeter is approximately 2 miles distant with its Cathedral, respected University and excellent choice of private and state schools. There is a wide range of retail and leisure facilities including the recently built Princesshay shopping centre. Nearby Heavitree boasts its own choice of shops, banks, pubs and restaurants. The Royal Devon and Exeter Hospital, Exeter Airport and the Met Office are all also close by.

DIRECTIONS

From Exeter city centre proceed in an easterly direction along Magdalen Road into Fore Street, Heavitree. Carry on along this road down over East Wonford Hill turning right at the traffic lights into Rifford Road. Turn immediately left into Quarry Lane, carry on up the hill passing St Peters Church of England School on your left. Miller Close can be found a short distance along on your left.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available Mid May.. RENT: £1250 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1442 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and

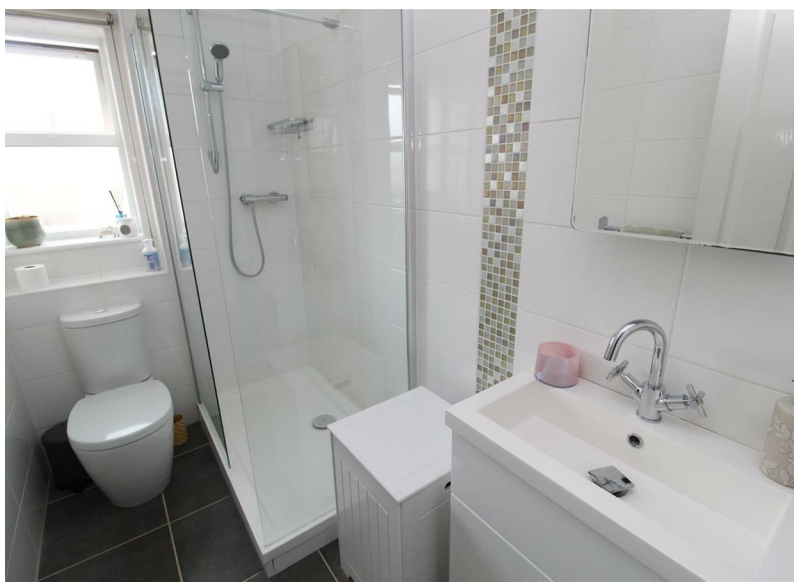
administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required viewings strictly through the agents.

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
The more energy efficient - lower running costs			
392 plus) A			87
181-391) B		70	
109-180) C			
55-108) D			
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.

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