



1 Leonard Square, Thorverton, Exeter, Devon EX5 5DQ

A stunning three bedroom, A-rated energy efficient, detached, Heritage home situated in the Rosebanks development in the popular village of Thorverton.

M5 Motorway (J27 and J28) 8.5 miles. Exeter 7 miles. Tiverton 8 miles.

• Available Now • New Build Heritage Home • Three Bedroom Detached House • Garage and Driveway • Air Source Heating Pump & PV Solar • EPC A* • Deposit: £2134 • Council Tax Band E • Term: 6 or 12 Months • Tenant Fees Apply



£1,850 Per Calendar Month

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DESCRIPTION

A stunning three bedroom, A-rated energy efficient, detached, Heritage home situated in the Rosebanks development in the popular village of Thorverton. This luxury property is spacious with carefully proportioned living areas. Comprising open plan kitchen/dining room, sitting room; downstairs cloakroom, bedroom one with ensuite and family bathroom. Outside a private rear garden, driveway parking and garage. Vertical black out blinds on all windows. Available Now. Council Tax Band E. EPC A*. Air Source Heat Pump. Tenant Fees Apply.

ACCOMMODATION

Front door opens into -

ENTRANCE HALLWAY

Alarm system, coat hooks and underfloor heating with doors to

DOWNSTAIRS CLOAKROOM

Low level WC, wash hand basin set in vanity unit with mirror over and obscure window to the side aspect. Underfloor heating.

SITTING ROOM 20'11" x 14'1"

Windows to front and side aspect and TV aerial. Underfloor heating. Opens into -

KITCHEN / DINING AREA 17'8" x 11'9"

Bespoke Pronorm fitted kitchen with wall and floor mounted cupboards and drawer units. Integrated Bosch appliances' include - fridge/freezer, dishwasher, double oven, five ring induction hob with extractor fan over. Sink with mixer tap over. Breakfast bar and space for table and chairs. Sliding patio door out to the garden and window to rear aspect. Underfloor heating. Door to utility cupboard with work top and washer

/dryer.

From the sitting room stairs lead to -

LANDING

Cupboard housing water cylinder and shelving.

BEDROOM ONE 14'5" narrowing to 11'9" x 10'9"

Built in wardrobe with hanging rail and shelving, TV aerial and radiator. Window to the front aspect. Door to -

ENSUITE

Shower with waterfall shower and handheld shower head, wash hand basin set in vanity unit with mirrored cupboard over. Obscure window to the side aspect and heated towel rail. Sensory light.

BEDROOM TWO 13'5" narrowing to 10'2" x 10'2"

Built in wardrobe with hanging rail and shelving, radiator, TV aerial and window to the rear aspect.

BEDROOM THREE 10'2" x 7'2"

Built in storage cupboard with shelving, radiator, TV aerial and window to the rear aspect.

BATHROOM

Freestanding bath with handheld shower head, walk in shower with water fall shower head. Low level WC, wash hand basin set in vanity unit. Mirrored cabinet and obscure window to the rear. Heated towel rail. Sensory light.

OUTSIDE

Single garage with electric door and back door to garden. Pedestrian



access to side with yale lock. Low maintenance garden to the rear and front with lawn and patio area. Driveway parking.

SERVICES

Air source heat pump, mains water and electric. Council Tax Band E.

SITUATION

Thorverton is a highly favoured Exe Valley village, equidistance of Exeter, Crediton and Tiverton with an active community and an excellent range of amenities including primary school, doctors surgery, two pubs, church, Exe Valley Farm shop and village hall. The nearby village of Silverton to the east also has a doctor's surgery. Surrounding the property is beautiful unspoilt countryside, along with the River Exe to the west, providing superb local rural walks.

Exeter, to the south, has all the amenities associated with a major regional centre, including an airport. Crediton, to the south west, has a range of facilities, including Queen Elizabeth's School, whilst to the north, the market town of Tiverton includes Blundell's School. Although rural, this part of Devon is very accessible with the nearest access to the M5 motorway being junction 27 and 28. There are mainline railway stations at Exeter and Tiverton Parkway.

LETTING

The property is available to let on an assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £1850 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £2134 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 to one week's 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	A	95	96
(81-83)	B		
(69-80)	C		
(55-68)	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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