



13 Blackthorn Crescent, Exeter, EX1 3HQ

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A spacious two double bedroom ground floor apartment situated in the heart of Whipton.

Exeter City Centre 3.2 Miles

- Available Now • Two Double Bedrooms • Ground Floor Apartment • Outside Space • Storage • On Street Parking • Council Tax Band A • Deposit: £1153 • Term: 6 or 12 Months • Tenant Fees Apply

£1,000 Per Calendar Month

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## DESCRIPTION

A spacious two double bedroom ground floor apartment situated in the heart of Whipton. The property comprises modern kitchen, bathroom and sitting room. Outside space to the front and rear with two storage sheds. On street parking available. Council Tax Band A. EPC C. Tenant Fees Apply.

## ACCOMMODATION

Front door opens into -

## ENTRANCE HALLWAY

Two storage cupboards, one housing meters, intercom and radiator. Doors to -

## KITCHEN 11'5" x 7'10"

Floor and wall mounted cupboards and drawer units. Sink with drainer and mixer tap over. Oven with four ring gas hob and extractor over. Appliances include fridge/freezer and washing machine. Cupboard housing boiler, breakfast bar and double glazed window to the rear aspect.

## SITTING ROOM 16'6" x 10'2"

Double glazed window to the front aspect and radiator.

## BEDROOM ONE 11'5" x 11'1"

Double glazed window to the front aspect and radiator.

## BEDROOM TWO 10'9" x 10'5"

Double glazed window to the rear aspect and radiator.

## BATHROOM

Bath with shower over, low level WC and wash hand basin. Heated towel rail and obscure window to the rear aspect.

## OUTSIDE

Area of garden to the rear of the property and two x storage sheds.

## SERVICES

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

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £1000 pcm exclusive of all



charges. Sorry no pets allowed. DEPOSIT: £1153 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		
100+ energy efficient - lower running costs 92+ plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (27-38) <b>F</b> (1-26) <b>G</b>				74	77
100+ energy efficient - higher running costs EU Directive 2002/91/EC England & Wales					

These particulars are a guide only and should not be relied upon for any purpose.

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