



5A The Bury, Thorverton, Exeter, Devon EX5 5NT

A spacious, ground floor, 2 bedroom apartment in a superb central village location, full of character features and mature garden to the rear.

M5 Motorway (J28 and J29) 8.5 miles. Exeter 7 miles. Tiverton 8 miles.

- Available July
- Ground Floor Apartment
- Own Entrance
- Large Sitting Room and Kitchen
- Garden to the Rear
- Council tax Band C
- EPC D
- Term: 6 or 12 Months
- Deposit £1153
- Tenant Fees Apply

£1,000 Per Calendar Month

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



DESCRIPTION

A spacious, ground floor, 2 bedroom apartment in a superb central village location, full of character features and mature garden to the rear. The property comprises sitting room with wood burner, kitchen, sun room, bathroom and cloakroom. Available July. EPC Band D. Council Tax Band C. Tenant Fees Apply.

ACCOMMODATION

Front door to entrance lobby with coat hooks, door to -

SITTING ROOM 18'4" x 15'8"

Wood burner with mantle over, window to the front aspect and radiator.

KITCHEN 16'7" x 12'1"

Floor and wall mounted cupboards and drawer units.

Oven with electric hob and extractor over.

Fridge/freezer, Belfast sink with mixer tap over and door to larder. Doors open in to -

Note: dresser and table can stay in situ.

SUN ROOM 10'5" x 8'10"

Large windows with views of the garden, radiator and rear door to garden.

BATHROOM

Bath, separate shower, low level WC and wash hand basin. Radiator and obscure window to the rear aspect.

BEDROOM ONE 11'9" x 11'5"

Window to the front aspect and radiator.

OFFICE / DRESSING ROOM / BEDROOM TWO

11'9" x 8'2"

Radiator and door to small dressing area with shelving and rail.

CLOAKROOM

Low level WC, wash hand basin with mirror over.

Washing machine and radiator. Window to the rear aspect.

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



OUTSIDE

Mature garden to the rear with patio and decking area. Mature shrubs and lawn.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available July: £1000 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1153 returnable at end of tenancy subject to any deductions. Deposit held with My Deposits arranged by the landlord. References required viewings strictly through the agents.

HOLDING DEPOSIT AND TENANT FEES

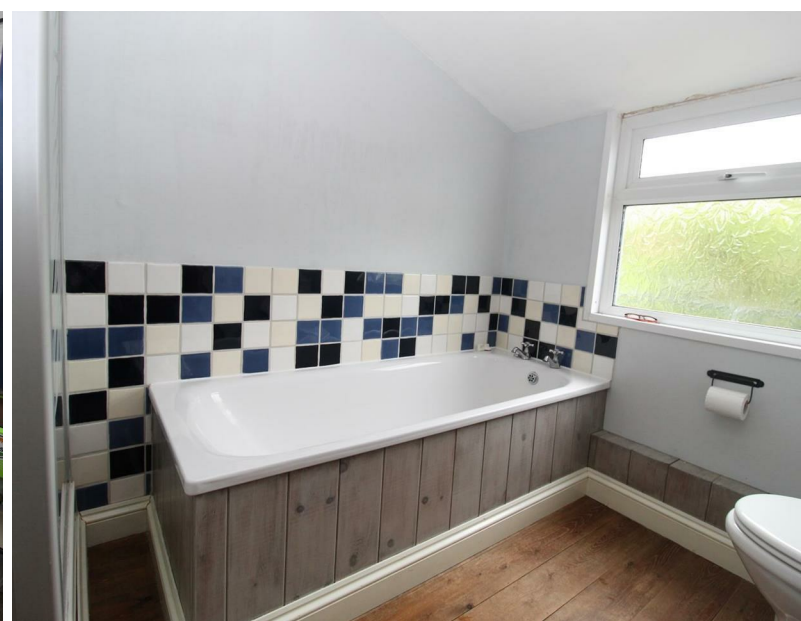
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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			
92 plus	A		
81-91	B		
69-80	C		
55-68	D	57	68
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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