



9 Newcourt Drive, Exeter, Devon EX2 7JQ

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A beautifully presented attached, zero carbon home in a highly desirable residential area.

M5 (J30) 1.3 miles / City Centre 3 miles

- Three Bedrooms • Open Plan Living • South facing garden • Off-road parking for 2 cars • Gas Central Heating • Sorry No Pets • Available Start of August • Term: 6 or 12 Months • Deposit £1730 • Tenant Fees Apply

£1,500 Per Calendar Month

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## DESCRIPTION

A beautifully presented semi detached home with open plan living areas. The property briefly comprises: open plan kitchen/reception/dining room, cloak room, 3 bedrooms and bathroom. The property benefit's from a south facing garden with side access and off-road parking for two vehicles. Sorry no pets. EPC band A. Gas central heating. Available at the Start of August. Tenant fees apply.

## ACCOMMODATION

Composite part glazed front door leading into:

### ENTRANCE HALL

Porcelain floor tiles, underfloor heating, storage cupboard housing boiler. Stairs to the first floor.

### CLOAK ROOM

Window to side, porcelain floor tiles, underfloor heating, WC, wash hand basin and storage cupboard.

### RECEPTION/DINING ROOM

A light open plan style room which creates the perfect area for entertaining. Porcelain floor tiles, underfloor heating, patio door leading to the garden, window to the front. Storage cupboard. Wall mounted entertainment/storage unit This room leads into:

### KITCHEN

A modern kitchen which has been built to a high specification with a range of wall and base units in white and grey, sink unit, built-in

appliances including dishwasher, washer/dryer, fridge/freezer, hob and cooker. Porcelain floor tiles, underfloor heating and window overlooking the garden.

## FIRST FLOOR LANDING

A lovely oak crafted staircase with window to the front. Radiator. Doors to:

### BEDROOM 1

Double room. Dual aspect, carpet, radiator and large walk-in wardrobe.

### BEDROOM 2

Double room. Window to the rear, carpet, radiator.

### BEDROOM 3

Single room. Window to the front, carpet, radiator.

## FAMILY BATHROOM

A beautiful fully tiled four piece Vitra bathroom suite with a separate double shower, bath, wash basin and WC and heated towel rail. Window to the rear.

## OUTSIDE

To the front of the property there is off-road parking for two vehicles and a path leading to the front door. Accessed via the living room is a pleasant south facing enclosed garden with lawn and patio areas. There are various shrubs and trees adding to its character and it benefits from a side gate.



## SERVICES

Mains water, electricity and gas. Council Tax band: C (1044595009000)

## SITUATION

Newcourt Drive was built by Heritage Homes in 2016 and is situated on the eastern fringes of the university and cathedral city of Exeter. The city affords a fantastic range of amenities, including both private and state schooling, sporting and leisure facilities and a wealth of excellent shopping and dining. Within a few minutes' walk of Newcourt Drive is Exeter Rugby Club, home of premier league champions of 2017 the Exeter Chiefs and a David Lloyd Club. Within walking distance is Newcourt station, with links into the City or along the estuary to Exmouth.

## DIRECTIONS

From junction 30 of the M5 motorway proceed on the A379 towards Exeter for approximately 1 mile. Keep left at the fork to continue on the A379 and take the next left onto Old Rydon Lane. Continue on Old Rydon Lane for half a mile where Newcourt Drive can be found on the right. Continue for approximately 150 yards where the property can be found on the left.

## LETTINGS

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available August. RENT: £1,500 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1,730 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.





**IMPORTANT:** Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	100	100
21-91	B		
169-80	C		
155-69	D		
139-54	E		
121-38	F		
35-00	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	