



15 Commins Road, Exeter, EX1 2QB

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A well presented three bedroom terrace house conveniently situated a short distance from the City Centre and RD&E.



Exeter City Centre 1.5 Miles

- Available Mid July
- Three Bedrooms
- Enclosed Rear Garden
- Rear Gate Access
- Council Tax Band B
- EPC D
- Deposit: £1442
- Term: 6 or 12 Months
- Pets Considered
- Tenant Fees Apply

£1,250 Per Calendar Month

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## DESCRIPTION

A well presented three bedroom terrace house conveniently situated a short distance from the City Centre and RD&E. Comprising sitting, dining room and kitchen. Upstairs you will find two double bedrooms and one small third bedroom and family bathroom. Permit parking and enclosed courtyard garden with rear grate access. Council Tax Band B. Pets Considered. Tenant Fees Apply.

## ACCOMMODATION

Front door to vestibule which opens into -

## ENTRANCE HALLWAY

Cupboard housing meters, door to -

## SITTING ROOM

**11'5" x 10'5" plus bay window**

Bay window to the front aspect, electric fire with mantle over and radiator.

## DINING ROOM

**10'9" x 10'0"**

Feature fireplace with mantle over, cupboards and shelving in alcove and window to the rear. Radiator.

## KITCHEN

**10'4" x 8'3"**

Floor and wall mounted cupboards and drawer units. Sink with drainer and mixer tap over. Built in oven with four ring electric hob and extractor over. Appliances include fridge/freezer and undercounter space for washing machine. Door out to the rear garden.

## DOWNSTAIRS CLOAKROOM

Low level WC, wash hand basin and mirror.

Stairs from the entrance hallway lead to the landing, doors to -

## BEDROOM THREE

**8'2" x 5'2"**

Window to the rear and radiator.

## BATHROOM

Bath with shower over, wash hand basin and low level WC. Window to the side aspect and mirror. Radiator.

## BEDROOM TWO

**10'9" x 8'6"**

Double bedroom with window to rear aspect overlooking the rear garden and radiator.



## BEDROOM ONE 12'9" x 11'1"

A spacious double bedroom with two window to front aspect and radiator.

## OUTSIDE

An enclosed garden with rear gated access. Parking for one car or permit parking to the front.

## SERVICES

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

## WHAT3WORDS

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## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available mid July. RENT: £1250 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,275. DEPOSIT: £1,442, 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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		83
69-80	C		
55-68	D	62	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	