



Marmion House, 1 Old Ide Close, Exeter, Devon EX2 9SP

Modern detached house situated in a popular village close to the edge of Exeter.

Exeter City Centre 3.1 miles M5 (J31) 2.9 miles

- Dining Room, Study • Sitting Room • 4 Double Bedrooms • 2 En-suites & Main Bathroom • Garage & Parking • Available Early August • Sorry No Pets • Deposit £2,653 • Council Tax Band F • Tenant Fees Apply

£2,300 Per Calendar Month

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



DESCRIPTION

A modern high specification detached unfurnished house, situated in the popular village of Ide. The village offers day to day amenities with the city of Exeter being less than 3 miles distant and the motorway junctions are easily accessible. The immaculate and spacious accommodation comprises of an entrance hall, cloakroom WC, large kitchen, utility room, dining room, study, sitting room. 4 bedrooms, 2 en-suite shower rooms and family bathroom. Garden, off-road parking, garage. Gas-fired central heating. No pets, children considered. EPC Band C. Available early August. Tenant fees apply.

ACCOMMODATION

Covered porch, partly glazed Upvc door and side glazed panel to

ENTRANCE HALL

Spacious area, with ceramic floor tiles laid. Doors and stairs leading off.

CLOAKROOM WC

Ceramic floor tiles laid, white ceramic hand basin and WC, obscured glazed window, ceramic tile splashback.

SITUATION

Marmion House is situated in the popular village of Ide which has a strong community with primary school, post office/store, church, chapel and two pubs. The centre of Exeter, the Royal Devon and Exeter Hospital, and the University of Exeter are approximately 4 miles, the Motorway Junction 31 is approximately 3 miles.

SITTING ROOM

Laminate wood effect flooring laid, feature gas fire, 2 windows looking to the front of the property.

STUDY

Wood effect flooring, window looking to the side of the property.

DINING ROOM

Light and spacious room with sliding patio doors to the rear garden and also opening to the kitchen.

KITCHEN

Generous in size with a high specification fitments. An excellent number of wall mounted and floor standing solid wood units and worktops. Integrated dishwasher, electric hob and oven with cooker hood. Ceramic 1½ bowl sink. Window looking to the rear of the property and space for a breakfast table. Door leading to.

UTILITY ROOM

Upvc door to the side of the property. Wood effect flooring laid, units fitted, integrated fridge/freezer, washing machine, space for further appliances. Mains gas-fired boiler.

STAIRS & LANDING

Carpet laid, natural varnished stair furniture, airing cupboard, window looking to side, doors leading off

MASTER BEDROOM

Generous in size with fitted wardrobes, window looking to the rear of the property, carpet laid, door leading to

EN-SUITE

White ceramic suite comprising of WC, hand basin with unit, shower cubical ceramic wall and floor tiles. Obscured glazed window, towel rail.

BEDROOM 2

Double room, carpet, fitted wardrobe, window looking to the rear of the property.

EN-SUITE

White ceramic suite with hand basin, WC and shower in recess, ceramic tiles laid. Obscured glazed window.

BATHROOM

Another high specification suite comprising of bath with shower over, hand basin, WC, ceramic tiles laid, radiator.

BEDROOM 3

Double room, with carpet, fitted wardrobe, window looking to the front of the property.

BEDROOM 4

Small double, carpet, window looking to the front of the property.

OUTSIDE

Marmion House is access by a shared drive and benefits from off-road parking to a brick paved area and single garage. The garden is laid to lawn to the front and rear with a further paved area to the rear.

SERVICES

Mains water and drainage, gas central heating, Council Tax Band F (ref: 057367).

DIRECTIONS

From the Alphington junction on the A30 take the exit for Ide. Follow the road turning left signposted Ide village. Immediately turn left after turning onto Fore Street onto Old Ide Lane, following this road and then turning right and Marmion House will be found on the right hand side at the end of this lane.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available early April. RENT: £2,300 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: ££2,653 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.



21/22 Southernhay West, Exeter, Devon, EX1 1PR
01392 671598
rentals.exeter@stags.co.uk



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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	87
England & Wales		EU Directive 2002/91/EC	