



16 Woodland Drive, Exeter, EX2 7PS

Two bedroom unfurnished house situated within the sought after area of Bishops Court

Exeter City 3.2 Miles / Topsham 4.1 Miles

• Available August • 2 Bedrooms • 2 En-Suite • Kitchen/Diner • Garden/Parking • Gas Central Heating • Unfurnished • Council Tax Band C • Deposit: £1384 • Tenant Fees Apply

£1,200 Per Calendar Month

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



DESCRIPTION

A two bedroom unfurnished house situated within the sought after area of Bishops Court which allows easy access to both the City and M5. 2 double bedrooms both with en-suites. Modern kitchen/breakfast room equipped with integrated fridge freezer, oven, microwave and hob. Blinds throughout. Two parking spaces and a rear garden with shed. Gas central heating. Available August. EPC Band B. Tenant fees apply.

ACCOMMODATION

Front door leads to:

HALL

Radiator, carpet, door to:

CLOAKROOM

White wash hand basin, WC. Radiator. Vinolay.

LOUNGE

Window to front, radiator, Carpet, under stairs storage cupboard, stairs to first floor.

KITCHEN/DINER

Range of wall and base units, stainless steel sink unit, gas hob with extractor over. Oven and microwave. Integrated fridge/freezer. Plumbing and space for washing machine, window to rear. Vinolay. Patio doors leading to the garden.

FIRST FLOOR LANDING

Radiator. Carpet.

BEDROOM 1

Double, fitted wardrobe, radiator, window to the rear, storage cupboard. Carpet. Door to:

EN-SUITE SHOWER ROOM

Shower cubicle housing shower, white WC and wash hand basin, heated towel rail, Vinolay. Window to the rear.

BEDROOM 2

Double aspect room, fitted wardrobe, Carpet. Radiator. Door to:

EN-SUITE

White bath with shower over, W.C and wash hand basin. Vinolay

OUTSIDE

Two parking spaces to the front of the property. To the rear of the property is an enclosed garden. Garden shed.

SERVICES

Mains electricity, gas and water. Exeter City Council Tax Band C.

SITUATION

The property is situated on the Bishops Court Development built by Redrow Homes and is ideally located on the eastern side of the city of Exeter with easy access to The M5 and Exeter International Airport. Digby and Sowton railway station is within walking distance with frequent trains into Exeter city centre and further afield. The local park and ride is also within walking distance with frequent buses in to the city centre. Tesco supermarket (open 24 hours), and other local stores located on Rydon Lane Retail Park are also close by.

DIRECTIONS

From Stags city centre offices take the Sidmouth Road through Heavitree in the direction of Middlemoor (Devon and Cornwall Police HQ). At the roundabout (traffic signals) take the Sidmouth Road and turn in Apple Lane and follow the road into Bishops Court. Take the 3rd left into Woodland Drive (ignore the first turning to Woodland Drive) and follow the road around and no 16 will be found on your left.

LETTINGS

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available August. RENT: £1200 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £2,134 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.

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

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 plus) A			96
81-91) B		82	
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	