



338 Pinhoe Road, Exeter, Devon EX4 8AF

A spacious 1900's four bedroom house conveniently positioned.

Exeter City Centre 1.7 Miles / Exeter St Davids 3 Miles

- Available Now
- Two Reception Rooms
- Four Bedrooms
- Large Garden
- Off-Road Parking
- Pets Considered
- Unfurnished
- Deposit: £1673
- Council Tax Band E
- Tenant Fees Apply

£1,450 Per Calendar Month

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



DESCRIPTION

A well presented spacious four bedroom house conveniently positioned for the city centre, Sowton Business Park and the M5. The freshly decorated accommodation comprises; covered entrance porch, entrance hall, bay fronted sitting room, dining room with garden doors and kitchen/breakfast room. On the first floor there are 4 good sized bedrooms and a family bathroom. To the outside there is off-road parking to the front of the property and a garage. To the rear of the property there is a good sized lawned garden. Unfurnished. Gas-Fired heating. Available Now. EPC band E. Tenant Fees Apply.

ACCOMMODATION

Covered entrance, obscured glazed door and matching side panel lead to.

ENTRANCE HALL

Spacious entrance hall, understair cupboard, doors and stairs leading off.

SITTING ROOM

A good sized box-bay family room with decorative fireplace.

DINING ROOM

Another spacious reception room with decorative fireplace. Fully Glazed doors accessing the garden.

KITCHEN/BREAKFAST ROOM

A range of matching units with fitted electric oven and hob. Tiled splashback, space for appliances and plumbing for a washing machine. Useful pantry cupboard and space for a breakfast table. Vinyl flooring laid. Window looking to the side of the property.

STAIRS & LANDING

Window looking to the side. Doors leading off.

BEDROOM 1

An excellent size double bedroom with box-bay window looking to the front of the property.

BEDROOM 2

Another double size room. Window looking to the rear of the property.

BEDROOM 3

Small double room, airing cupboard with fitted shelves, window looking to the rear of the property.

BEDROOM 4

Single in size, window looking to the front of the property.

BATHROOM

Matching coloured suite comprising; wash basin, w.c, bath and separate shower enclosure. Tiled splashback. Vinyl flooring laid. Obscured glazed window



OUTSIDE

To the front of the property there is off-road parking for 2 or 3 cars and a garage with up and over door. The garage can also be accessed from the rear garden. To the rear of the property there is a good sized fenced garden mainly laid to lawn bar a paved patio area which leads round to the side of the property and a pedestrian gate opening to the front parking area. NB - The summer house is not included with the property.

SERVICES

Mains water, drainage, electric. Gas-fired heating. Council Tax Band E (105518033800)

SITUATION

The property is handily only a short walk to local shops offering day to day amenities and there are good transport links to the city centre. There are nearby Schools and the M5/A30/A38 are easily accessible as is Sowton Business Park.

LETTINGS

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £1450pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1475. DEPOSIT: £1,673 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	(92-100) 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			
		53	75
England & Wales		EU Directive 2002/91/EC	