



Seabrook Mews Topsham Road, Exeter, Devon EX2 7DU

An attractive modern four bedroom town house conveniently positioned on the edge of Exeter.



Exeter City Centre 3.5 Miles / Digby Train Station 1.9 Miles / Topsham 1.2 Miles

• Available End of July • Open Plan Dining/Kitchen • 4 Bedrooms • 2 Off-Road Parking Spaces, Single Garage • Pets Considered • Good Transport Links • Term: 12 Months • Council Tax Band D • Deposit: £1730 • Tenant Fees Apply

£1,500 Per Calendar Month

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

DESCRIPTION

This modern town house is presented to an excellent standard throughout. The accommodation briefly comprises: entrance hall, cloakroom, open plan kitchen/dining room with doors leading to the garden, sitting room, four bedrooms, one en suite bathroom and a family bathroom. To the outside there is off-road parking for two cars, an integral garage, useful covered storage area and a low maintenance garden. Gas-fired central heating. Unfurnished. Available End of July. EPC band C. Tenant fees apply.

SITUATION

Seabrook Mews is a small development completed in 2005 and is conveniently situated approximately 3 miles from the centre of Exeter with bus stops nearby. It is well placed for schools in St Leonard's, the RD&E Hospital and the historic quayside with its excellent walks and cycle rides which run along the canal path to the Double Locks Hotel and beyond to the well known Turf Locks pub. Exeter has a wide range of retail and leisure facilities, a choice of restaurants, cinemas and theatres along with cathedral and well-regarded university. Access to the M5 and Sowton Business Park is only two miles away. Exeter also has an international airport and two mainline railway stations with direct rail links to London Paddington and Waterloo.

The favoured estuary town of Topsham has an excellent range of facilities and is only one mile away. There is a wide selection of restaurants, bistros, pubs and cafes as well as independent shops.

ACCOMMODATION

Covered entrance leads to:

ENTRANCE HALL

Wood effect flooring laid and doors leading off. In addition the understairs area has been opened up giving a good family cloaks area or possibly a study area.

CLOAKROOM WC

White hand basin with fitted storage cupboard below and WC.

GARAGE

Accessed off the entrance hall and currently used for storage with wood racking fitted and space for a larger freezer and condensing dryer. Up and over door leads to the outside.

OPEN PLAN KITCHEN/DINING AREA

Initially entering the dining room, this spacious area could also be used as an additional family area and opens to the kitchen. Glazed doors opening to the garden and a window looking to the rear in the kitchen. Wood effect vinyl flooring laid.

The kitchen has a good number of matching modern wall and base units, stone effect worktops and tiled splashback. Fitted cooker, four burner gas hob with cookerhood over. A washing machine and a fridge/freezer could be made available on negotiation.

STAIRS & LANDING

Carpet laid, window looking to the side of the property. Doors leading to:

SITTING ROOM

An excellent sized family space with windows looking to the front and side of the property. Carpet laid. Modern decorative fire surround with electric flame effect stove.

BEDROOM 2

A good sized double, window looking to the rear of the property. Carpet laid.

BATHROOM

A modern suite comprising; panel bath with shower over, WC and wash basin, useful fitted units and wood effect surfaces. Obscured window.

STAIRS & LANDING

Carpet laid, window looking to the side. Doors leading off the landing. In addition there is a loft inspection hatch and the loft is boarded for light storage purposes. Airing cupboard.

BEDROOM 1

Spacious double, window looking to the front of the property and a further window looking to side. Carpet laid, door leading to:



EN SUITE BATHROOM

Modern suite comprising; shower enclosure, panelled bath, WC and wash basin. Wood effect flooring laid.

BEDROOM 3

Double in size, carpet laid. Skylight window.

BEDROOM 4

Single in size, carpet laid. Skylight window.

OUTSIDE

To the front of the property there are two off-road parking spaces, one in front of the garage and the other to the side and finished to stone chippings. Side gate leads to shared walkway with a useful and good sized covered store area, ideal for bikes. A pedestrian gate leads off the walkway into the rear garden. The well stocked and low maintenance rear garden benefits from a large decking area with recessed motion sensor LED lighting. Proceeding from the decking there is a modern artificial lawn area which is securely fenced. In addition there is a summer house.

SERVICES

Mains water and drainage, gas-fired central heating and mains electric. Council Tax Band D (106681154310)

DIRECTIONS

From Exeter city centre proceed in an easterly direction along Topsham Road passing the Crematorium and go straight across at Countess Wear roundabout. Continue along Topsham Road passing Exeter Golf & Country Club and after a short distance turn left after the traffic lights into Seabrook Mews, Number 10 will be found in the far left corner

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available End of July . RENT: £1500 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,525. 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.



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



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		87
	(81-91) B	76	
	(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	