



Rydon Court Old Rydon Lane, Exeter, Devon EX2 7JZ

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Luxury family home with extensive views over Exeter Golf Course.

Exeter City Centre 2.5 miles

- Available September
- Five Bedrooms
- Four Bathrooms
- Unfurnished
- Garden and Driveway Parking
- Gas Electric Water Included in Rent
- Deposit: £3692
- Council Tax Band G
- Pets Considered
- Tenant Fees Apply

£3,200 Per Calendar Month

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## DESCRIPTION

Luxury family home with extensive views over Exeter Golf Course provides accommodation with garden and ample parking. The property comprises of 5 bedrooms, 4 bathrooms, open plan kitchen / dining area, study, sitting room and utility area. Rydon Court is available unfurnished and will consider pets. Available September. Tenant Fees Apply.

## SITUATION

Old Rydon Lane is a convenient area for commuting to and from Exeter city centre, which is approximately three miles away. The cathedral and university city of Exeter, situated on the River Exe, affords excellent sporting and leisure facilities as well as a selection of theatres, cinemas, museums, football and rugby clubs, leisure centres, private and state schooling, shopping and excellent dining. Exeter has two mainline railway stations on the London Paddington and Waterloo lines. To the east of the city is junction 29 of the M5 motorway which links to the A30 and A38 trunk roads whilst further to the east is Exeter International Airport.

## SERVICES

Mains gas, electric and water services (these services included in the rent). Council Tax Band G (excluded). Gardener included.

## DIRECTIONS

From the centre of Exeter proceed out of the city on the A3015 Topsham Road towards Countess Wear. At the Countess Wear roundabout turn left onto Rydon Lane, stay in the right hand lane and take the first right into Old Rydon Lane, continue along this road and the property will be found on the right after less than ¼ of a mile.

## LETTING

An unfurnished or fully furnished detached house available September. RENT: £3200 pcm including all utilities, exclusive of council tax DEPOSIT: £3692 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.

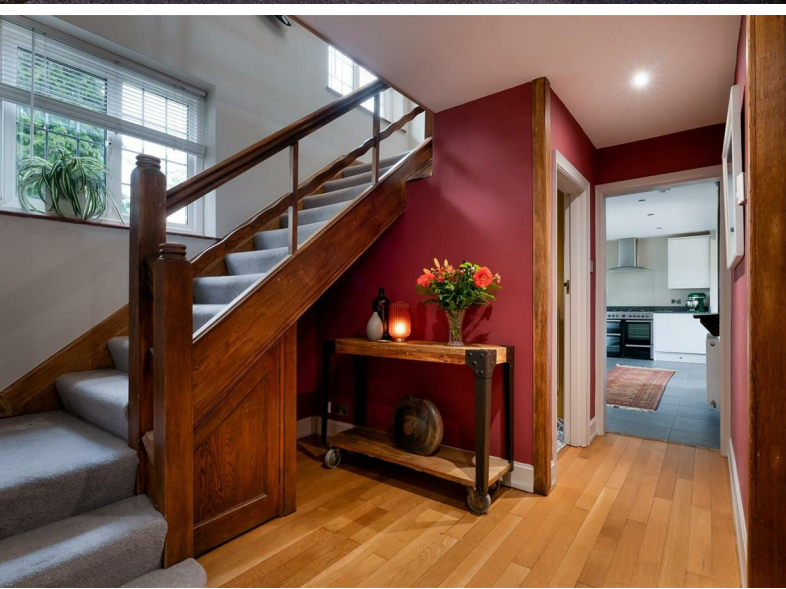


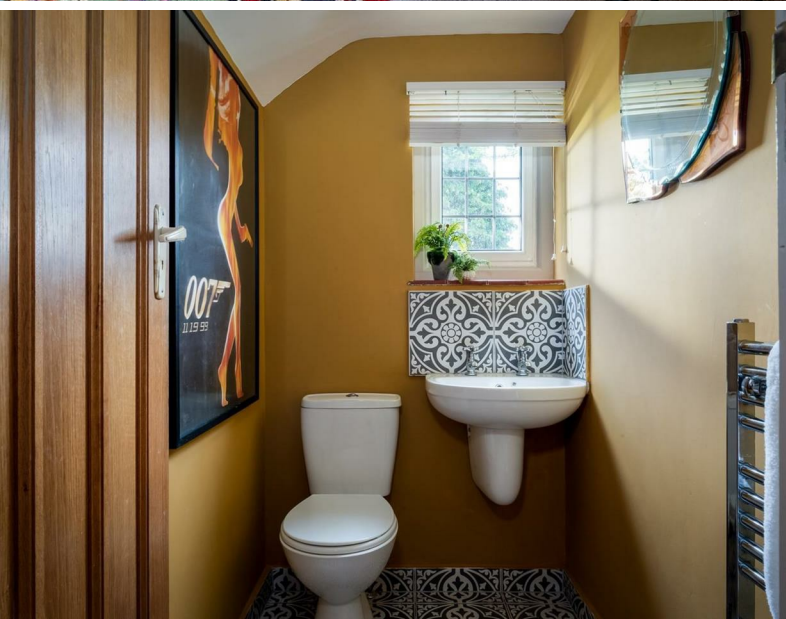
## **HOLDING DEPOSIT AND TENANT FEES**

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	93
	(81 - 91)	B	
	(69 - 80)	C	73
	(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	