



30 Herbert Road, Exeter, Devon EX1 2UH

A spacious and beautifully presented three bedroom family home.

Exeter Central Station 1.6 Miles / City Centre 1.3 Miles

- Available Now
- Three Bedrooms
- Modern Kitchen
- Open Plan Kitchen/Dining Room
- Driveway Parking
- Term: 6 Months
- Sorry No Pets
- Deposit £1557
- Council Tax Band C
- Tenant Fees Apply

£1,350 Per Calendar Month

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



DESCRIPTION

A spacious and beautifully presented three bedroom family home with spacious sitting room, modern kitchen/diner, and south facing rear garden. The property also benefits from off street parking to the front of the property. Available Now. 6 Months Let Only. No Pets Allowed. Council Tax Band C. Tenant Fees Apply.

ACCOMMODATION

Front doors opens into -

ENTRANCE HALLWAY

A spacious entrance hallway with stairs rising to the first floor. An under stairs cupboard and space to hang coats. Doors to -

SITTING ROOM

Large box bay window looking out to the front of the property. A feature fireplace with wall mounted lighting to either side. Radiator.

KITCHEN/DINING ROOM

Modern kitchen which has recently been installed which offers ample countertop space with storage cupboards above and below. An electric oven with four ring hob, and stainless steel filter hood. Sink with mixer tap over and drainer. Utility area with fridge/freezer and stacked washing machine and tumble dryer. Space for table and chairs. Patio doors to rear garden.

BATHROOM

Bath with shower over, low level WC and wash hand basin set in vanity unit. Heated towel rail and obscure window to the side aspect.

From the entrance hallway, stairs lead to -

LANDING

Doors to -

BEDROOM ONE

Built in wardrobe, mirror and radiator. Bay window to the front aspect.

ENSUITE

Shower, low level WC and wash hand basin with mirror over. Shelving and window to the front aspect.

BEDROOM TWO

Window to the rear and radiator.

BEDROOM THREE

Built in cupboards, radiator and window to the rear aspect.

OUTSIDE

The front of the property has a brick paved drive suitable for several vehicles. The rear garden is south facing. A raised patio



area leading from the kitchen/diner, and steps lead down to the lawn. A path leads down the side of the garden to a decked area. A large storage shed and rear garden access.

SERVICES

Mains Gas, electric and water. Council Tax Band C.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months, unfurnished and is available immediately. RENT: £1350 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1557 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

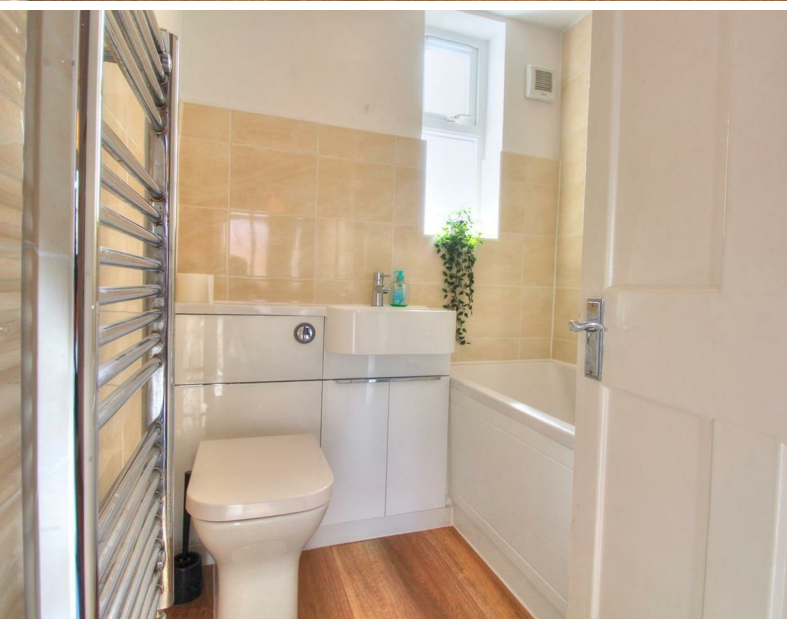
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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			
92-100	A		
81-91	B		84
69-80	C	68	
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	