



5 Spicer Road, St Leonards, Exeter, Devon EX1 1SX

---

A substantial 5 bedroom unfurnished Edwardian detached house in St Leonards, close private schools and the city centre.

City Centre 0.5 miles M5 (J29/J30) 3 miles

- Available from September
- Two Reception Rooms
- Breakfast/kitchen/utility
- Gas Central Heating
- Parking/Garden
- Deposit: £2,884
- Council Tax Band G
- Term: 6 or 12 Months
- Sorry No Pets
- Tenant Fees Apply

£2,500 Per Calendar Month

01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)



## DESCRIPTION

A substantial Edwardian detached house in St Leonards close to the city centre and private schools. The versatile accommodation comprises: Hallway, drawing room, dining room, study, kitchen/utility with gas Aga, bathroom plus shower room. Gardens and parking. EPC rating D. No pets. Tenant fees apply.

## ACCOMMODATION

Part glazed wooden front door leads to entrance lobby with tiled floor and sunken door mat. Part glazed door leads to -

## HALL

Carpet, radiator, storage cupboards, door to the rear and stairs rising to the first floor.

## CLOAKROOM

Separate WC, wash hand basin, vinyl floor.

## DINING ROOM

Bay window to the front with window seat. Curtains. Range of fitted wood and glass fronted storage units. Carpet. Radiator.

## SITTING ROOM

Bay window to the front with curtains. 50s style fireplace with coal effect gas fire (not working), windows to either side of fireplace, carpet, radiator.

## STUDY

French doors to the rear. Feature fireplace (not in use). Carpet and radiator.

## BREAKFAST ROOM

Range of wall and floor cupboards. Gas fired Aga. Window to the side. Vinyl flooring.

## KITCHEN

Range of fitted wall and base units. Washing machine. Dishwasher. Space for fridge/freezer. Vinyl flooring. Windows to the rear and side. Pantry (shelved). Cupboard housing boiler. Door to rear garden.

## SHOWER ROOM

Shower cubicle with electric shower and white tiling.

## FIRST FLOOR LANDING

Window to side with blind. Carpet to stairs and landing. Radiator. Fitted shelves.

## BEDROOM 5

Double room with window to the rear. Fitted shelves. Carpet. Radiator.

## SEPERATE WC

Window to side. White WC and wash hand basin. Chrome heated towel rail. Vinyl flooring

## BATHROOM

White suite comprising bath with shower over, shower screen, wash hand basin/vanity unit, chrome heated towel rail, vinyl flooring, window to rear.

## UPPER LANDING

Leading to:

## BEDROOM 1

Large double room. Bay window to the front with curtains. Carpet. Radiator. Large wardrobes.

## DRESSING ROOM/HOBBY ROOM

Window to front. Carpet. Radiator.



## BEDROOM 2

Large double room. Bay window to the front with curtains. Carpet. Radiator. Fireplace (not in use). Wardrobe.

## BEDROOM 3

Double room. Window to the side with blind. Carpet. Radiator. Fireplace (not in use).

## BEDROOM 4

Double room. Window to the rear with blind. Carpet. Radiator. Wardrobe.

## OUTSIDE

There is a garden to the front of the property and the enclosed rear garden is mainly laid to lawn and flower borders with a patio area. Views over the city centre. 2 parking spaces on the drive to the front plus permit parking.

## SERVICES

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

## SITUATION

This substantial detached house is located on the corner of Spicer Road and Barnfield Hill, St Leonards, adjacent to the Maynard private school and ten minutes' walk from the city centre. St Leonards is the most sought after area of Exeter and offers local amenities, including cafes, restaurants and organic butchers. There is good access to the M5/A30 and A38 roadways, and to Exeter Business Park (Met Office, EDF Energy etc.) and Exeter International Airport. Exeter Central railway station is within walking distance.

## DIRECTIONS

From Stags city centre offices drive in the direction of the M5/Heavitree and take 2nd right, almost opposite the police station, into Spicer Road. No 5 will be found on the right on the corner of Barnfield Hill.

## LETTING

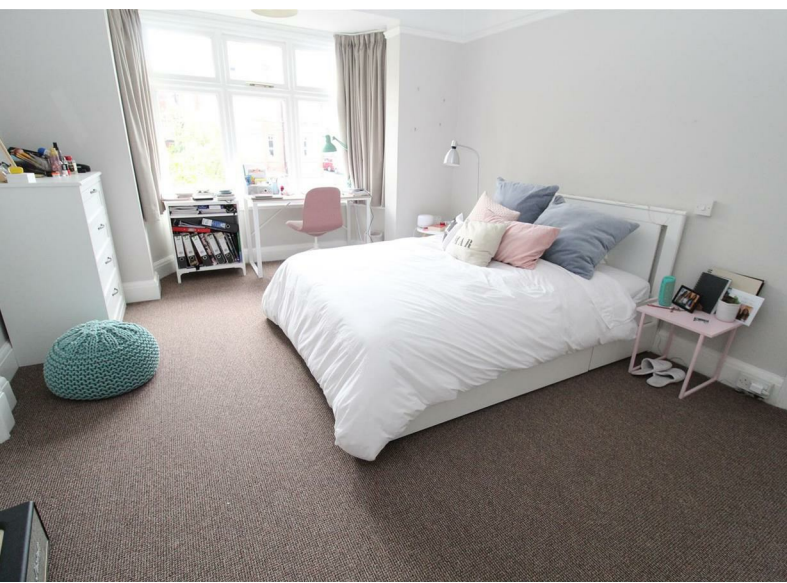
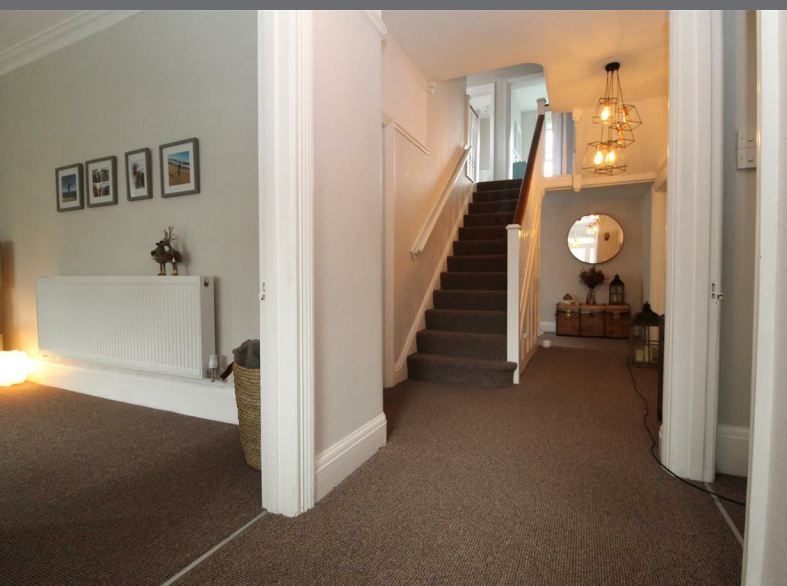
The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available from Early September. RENT: £2500pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £2884 returnable at end of tenancy subject to any deductions (all deposits for a property 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		61	72
EU Directive 2002/91/EC			