



Peamore Cottage , Alphington, EX2 9SJ

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An attractive Grade II Listed property in a semi-rural position on the Southern fringes of Exeter.

Exeter City Centre 1.8 Miles

- Available September
- Four Bedrooms
- Semi Rural Position on the Edge of Exeter
- Large Garden
- Gardener Included
- Driveway Parking
- Council Tax Band G
- Deposit: £4038
- Pets Considered
- Tenant Fees Apply

£3,500 Per Calendar Month

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## DESCRIPTION

An attractive Grade II Listed property in a semi-rural position on the Southern fringes of Exeter. The property comprises four bedrooms, four well proportioned reception rooms, utility room and a kitchen/breakfast room. Outside is a historic walled garden with lawns, vegetable garden and mature flower beds. Greenhouse. Driveway parking with garaging block. Pets Considered. Council Tax Band G. Tenant Fees Apply.

## ACCOMMODATION

On the ground floor there are four well proportioned reception rooms. The drawing room and sitting room are adjoined in a semi open-plan layout. Also a formal dining room and a comfortable snug. The kitchen and breakfast room offers plenty of storage with floor and wall mounted cupboards and drawer units, a 4 door oil-fired Aga and space for a breakfast table. The adjoining utility provides further space for storage and appliances. The ground floor is completed by a useful cloakroom.

The first floor has four double bedrooms including a

generous principal bedroom which has an adjoining dressing room and en suite bathroom with a bath and separate shower unit. One of the further bedrooms also benefits from an en suite while there is also a family bathroom on this floor.

## OUTSIDE

The garden is approximately 0.7 acres with several outbuildings including a workshop, a garaging block and a greenhouse. The property has a shared gravel driveway at the front providing parking space for several vehicles and access to the garaging block which also has an EV charging point. There is a central cobbled courtyard which brings light to the inner rooms and provides an additional area for al fresco dining. The historic walled garden includes lawns, a large vegetable garden, an orchard, mature flowerbeds and various established shrubs, hedgerow and trees.

Please note: Gardener Included.

## SERVICES

Mains electricity and water. Private drainage, oil fired central heating. Council Tax Band G.



## SITUATION

Peamore Cottage is situated about four miles from the city centre on the western fringes of Exeter and offers easy access to the M5 motorway and Exeter International Airport. At Exeter are mainline railway services to both London Paddington and Waterloo. Exeter provides a number of excellent private and state schools at all levels together with a renowned university. The city affords excellent sports and leisure facilities being situated on the river and offers a selection of theatre, museum, cathedral, rugby, football and leisure centres.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £3500 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £3525. DEPOSIT: £4038, 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		
69-80	C		
55-68	D		
39-54	E	39	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	