



56 Well Oak Park, Exeter, Devon EX2 5BB

A detached four bedroom property, presented in an immaculate condition with brand new kitchen and within walking distance to the RD&E and St Lukes Campus.

Close to RD&E

- Available November
- Four Bedrooms
- Bedroom One with Ensuite
- Carpeted Throughout
- Rear Garden
- Driveway Parking and Double Garage
- Deposit: £2307
- EPC: D
- Term: 12 Months
- Tenant Fees Apply

£2,000 Per Calendar Month

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



DESCRIPTION

A detached four bedroom property, presented in an immaculate condition with brand new kitchen and within walking distance to the RD&E and St Lukes Campus. Comprising an open plan kitchen/dining room, utility, sitting room and study. Four bedrooms, bedroom one with ensuite and a family bathroom. A garden to the rear and side, driveway parking and double garage. Available November. Pets Considered. EPC D. Tenant Fees Apply.

ACCOMMODATION

Front door opens in to -

HALLWAY

Two radiators, stairs leading to first floor and doors to -

STUDY 10'2" x 7'6"

Double glazed window to the front aspect, TV aerial and radiator.

DOWNSTAIRS CLOAKROOM

A low level WC, wash hand basin with cupboards under and a further storage cupboard with hanging rail. Obscure window to the side aspect and boiler.

SITTING ROOM 17'8" x 11'9"

Large bay window to the front aspect, gas fire place with mantle over and two radiators. TV aerial and doors opening into -

KITCHEN / DINING ROOM 26'6" x 9'6"

Brand new modern kitchen with floor and wall mounted cupboards and drawer units. Built in oven, four ring gas hob with extractor over. Sink with drainer and mixer tap over. Built in fridge/freezer and dishwasher. Storage cupboard and double glazed windows looking over the rear garden. Patio doors out to the rear garden and radiator.

UTILITY ROOM

Base units, sink with drainer and mixer tap over. Integrated washing machine and tumble dryer. Side door out to the garden.

From the hallway stairs lead to -

LANDING

Cupboard housing water cylinder, loft access and doors to -

BEDROOM ONE 13'3" x 11'9"

Built in wardrobes, double glazed window to the front aspect and radiator.

ENSUITE

Large double shower, low level WC and wash hand basin with cupboard under. Radiator and obscure window to the side aspect.

BEDROOM TWO 11'9" x 6'9"

Built in wardrobes, radiator and double glazed window to the rear aspect.

BEDROOM THREE 12'1" x 8'6"

Double glazed window to the rear aspect and radiator.

BEDROOM FOUR 10'9" x 6'9"

Double glazed window to the front aspect and radiator. Small storage cupboard.

BATHROOM

Bath with shower over, low level WC and wash hand basin. Obscure window to the side aspect and radiator.

OUTSIDE

Garden to the rear and side of the property, a double garage and driveway parking for two cars.



SITUATION

The property is located within close proximity of the Royal Devon and Exeter Hospital, amenities of St Leonards and Heavitree and local schools. The Wyvern Park development also benefits from good access to Exeter city centre, the M5 motorway, Met Office and Pynes Hill Business Park.

DIRECTIONS

From the Stags office in Southernhay, turn right down Barnfield Road. At the traffic lights turn left on to Western Way and then take fourth exit off roundabout on to Heavitree Road.

Continue straight through the first set of traffic lights and at the next set past the St Lukes Campus, turn right into Barrack Road. Just past the RD&E Hospital turn left into Dryden Road and then right into Well Oak Park.

SERVICES

Mains water, gas and electric. Council tax band F.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available November. RENT: £2000 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be an extra £25 per pet. DEPOSIT: £2307, 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	A (92-100)		
B (81-91)			83
C (69-80)		68	
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	