



Greendale Farmhouse Sidmouth Road, Farringdon,
Exeter, EX5 2JU

A substantial four bedroom detached family home
with garage and garden.

Exeter City 6.3 Miles

• Available Now • Four Bedrooms • Open Plan Kitchen / Dining Room • Underfloor Heating Throughout • Plenty of Parking • EPC Band C • Council Tax Band F • Pets Considered • Term 12 Months • Tenant Fees Apply

£2,800 Per Calendar Month

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



DESCRIPTION

A substantial four bedroom detached family home with garage and garden. The property comprises open plan kitchen / dining room, boot room, utility and study. Bedroom one with ensuite and family bathroom. Garage, garage and plenty of parking. Pets Considered. EPC Band C. Council Tax Band F. Tenant Fees Apply.

ACCOMMODATION

Front door opens into -

ENTRANCE HALLWAY

Understairs cupboard and doors to -

CLOAKROOM

Low level WC, wash hand basin and mirror over.

KITCHEN / DINING ROOM 16'4" x 16'7"

Floor and wall mounted cupboards and drawer units. Built in oven, five ring hob and Aga. Integrated fridge and dishwasher. Sink with mixer tap over. Kitchen Island. Windows to the rear and side aspect, patio door out to the garden. Storage cupboard.

UTILITY 10'2" x 8'6"

Sink with drainer and mixer tap over. Space for appliances and shelving.

BOOT ROOM

Storage cupboards and coat hooks. Door to garage and to the rear of the property. Window to the rear aspect.

GAMES ROOM / STORAGE 21'3" x 11'9"

Versatile room which could be used as an indoor gym, games room, craft/hobby room or study.

SITTING ROOM 19'11" x 14'1"

Dual aspect room - Wood burner with mantle over. Accessed from kitchen or entrance hallway.

STUDY 12'1" x 9'2"

Window to the front aspect.

Stairs from the entrance hallway lead to -

LANDING

Airing cupboard, doors to -

BEDROOM ONE 17'8" x 10'9"

Built in wardrobes and window to the rear aspect.

ENSUITE

Shower, low level WC and wash hand basin. Obscure window to the side aspect.

BEDROOM TWO 12'1" x 11'1"

Window to the front aspect.

BEDROOM THREE 14'9" x 9'6"

Window to the side and front aspect.

BEDROOM FOUR 14'5" x 9'6"

Window to the rear and side aspect,



BATHROOM

Bath, separate shower, wash hand basin and low level WC. Small window to the side aspect.

OUTSIDE

Garden surrounds the property, mostly laid to lawn with tarmac to the front for parking. Gate access to the property.

SERVICES

Electric, Water and Wood chip boiler. Council Tax Band F.

Ofcom predicted broadband services-

Ultrafast

Download: 1000 mbps

Upload: 200mbps

Mobile Coverage - Indoor: EE, O2, Three, Vodaphone - Limited

Outdoor: EE, O2, Three, Vodaphone - Likely

NOTE

The property is subject to an Agriculture Occupancy Condition (AOC) planning restrictions, for further information on this please contact the office on 01392 671598.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £2800 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £2825. DEPOSIT: £3230, 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	Possible
Very energy efficient - lower running costs	A	71	95
21-27	B		
14-20	C		
9-13	D		
4-8	E		
2-3	F		
1-2	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	