



**STAGS**

Tiptoes Barley Lane, Exeter, EX4 1SY

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A unique, recently renovated, three bedroom bungalow with stunning views situated on the outskirts of Exeter.

Exeter City Centre 2.2 Miles / Exeter St Davids Train Station 2.3 Miles

• Available Now • Three Double Bedrooms • Open Plan Living Area • Stunning Views • Recently Renovated • Awaiting EPC • Deposit: £2653 • Council Tax Band E • Pets Considered • Tenant Fees Apply

**£2,300 Per Calendar Month**

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



## DESCRIPTION

A unique, recently renovated, three bedroom bungalow with stunning views situated on the outskirts of Exeter. The property comprises kitchen, utility, open plan living area, three double bedrooms and shower room. Outside there is driveway parking, garage and enclosed garden. Tenants can also enjoy use of acres of woodland, pond and BBQ hut perfect for summer evenings. Available Now. Furnished or Part Furnished. All Appliances Included. Pets Considered. Deposit £2653. Council Tax Band E. Tenant Fees Apply.

## ACCOMMODATION

The front door opens into -

## ENTRANCE HALLWAY

Coat hooks and doors to -

## UTILITY

Work top with sink and mixer tap. Under counter washing machine, tumble dryer and dishwasher. Window to the rear aspect.

## KITCHEN 18'0" narrowing to 15'5" x 9'2"

Modern fitted kitchen with electric hob and extractor over. Integrated fridge and freezer. Feature stone sink with mixer tap. Serving hatch and breakfast bar. Windows to the front aspect. Door to -

## HALLWAY

Front door to hallway and doors to -

## BATHROOM

Walk in shower, wash hand basin set in vanity unit and mirror over. Low level WC and wash hand basin. Heated towel rail.

## BEDROOM ONE 14'1" x 9'11"

Two windows to the side and front aspect.

## BEDROOM TWO 10'9" x 9'2"

Window to the side aspect and mirrored door to -

## BEDROOM THREE 10'0" x 9'11"

Mirrored doors from sun lounge, storage cupboard. Door to hallway through to kitchen.

## SUN LOUNGE 27'10" x 8'10"

Panoramic countryside views.

## SITTING ROOM

18'8" x 15'8"

Feature fireplace, far reaching views and feature wall. Serving hatch from kitchen. Door to hallway.

## OUTSIDE

Outside there is driveway parking, garage and enclosed garden. Tenants can also enjoy use of acres of woodland, pond and BBQ hut perfect for summer evenings.

## SERVICES

Mains electric, oil central heating and mains water. Council Tax Band E.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, furnished or part furnished and is available immediately. RENT: £2300pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £2325. DEPOSIT: £2653, 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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@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	74	45
EU Directive 2002/91/EC		