



2 Littleworth Close, Tithebarn, Exeter, Devon EX1 3YB

An immaculate three bedroom semi-detached family home situated on the Tithebarn development in Exeter.

Exeter City Centre 3.6 miles

• Available May • Three Bedrooms • Immaculate Throughout • Open Plan Kitchen Diner • Parking for Two Cars • Council Tax Band C • Deposit: £1326 • Sorry No Pets • Term: 12 months • Tenant Fees Apply

£1,150 Per Calendar Month

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

DESCRIPTION

An immaculate three bedroom semi-detached family home situated on the Tithebarn development in Exeter and offers a modern family living with it's open plan kitchen /diner, good sized sitting room, three bedrooms, bedroom one with en-suite, well maintained garden and allocated parking for two vehicles. Available May, sorry no pets considered, tenant fees apply.

ACCOMMODATION

The front door opens into -

HALLWAY

Coat hooks and radiator. Stairs leading to the first floor. Doors open to -

DOWNSTAIRS CLOAKROOM

Low level WC, wash hand basin and obscure window to the front aspect.

SITTING ROOM 14'1" x 12'1" narrowing to 7'6"

Dual windows to front and side aspect, Fibre Nest broadband, under stairs storage cupboard and radiator. Door open to -

KITCHEN / DINING ROOM 15'1" x 9'6"

Open plan kitchen/dining room with a modern fitted kitchen with a range of wall, base and drawer units with sink, drainer and mixer tap. Built in oven, hob and extractor fan over. Integrated appliances include dishwasher and washing machine. Space for fridge/freezer. Radiator and space for table and chairs. Window to the rear aspect and double patio doors opening to rear garden.

LANDING

From the entrance hallway stairs lead to the first floor. Storage cupboard and doors to -

BEDROOM ONE 12'1" narrowing to 9'6" x 9'6"

Window to the front aspect, storage cupboard and radiator.

ENSUITE

Shower, low level WC and wash hand basin with mirror over. Shelving and radiator.

BEDROOM TWO

9'2" x 7'6"

Window to the rear aspect and radiator.

BEDROOM THREE

5'6" x 7'6"

Window to the rear aspect and radiator.

BATHROOM

Bath, low level WC and wash hand basin. Radiator and 3 x mirrors. Metal bath shelving.

OUTSIDE

Outside to rear is a well maintained garden which is mainly paved patio and chippings with a sitting area and shed. Allocated parking to the rear of the property for two cars.

SITUATION

The property is situated in the Tithebarn Development. The city centre is less than 4 miles away which affords a fantastic range of



amenities, including well regarded private and state schooling, sporting and leisure facilities and a wealth of excellent shopping and dining opportunities. The M5 is easily accessible and provides links to the A30 and A38 trunk roads and, to the east of the city is Exeter International Airport.

SERVICES

Mains Electricity and water. Council Tax Band C.
Broadband
Standard 2 Mbps/1 Mbps
Ultrafast 900 Mbps/110 Mbps
Phone Coverage
EE, Vodafone and O2 Likely indoor
EE, Three, Vodafone and O2 Likely Outdoor

DIRECTIONS

From the city centre proceed along Blackboy Road then onto Pinhoe Road and follow the signs to Pinhoe. Continue straight over the mini-roundabouts and take the first right onto Langaton Lane, turn left into Tithebarn Way and follow this road until you reach Hutchings Drive, turn left and then second left on to Flay Field. Number 2 Littleworth can be found on the left hand side as you turn into the first left into Littleworth Close.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available May. RENT: £1150 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT:

£1326 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		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC