



3 Edwards Court, Kings Heath, Exeter, Devon EX2 7RL

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A modern coach house situated in a popular residential development of Kings Heath.

Exeter City Centre 3 miles. M5 (J30) 1.5 miles

• Sitting/Dining Room • 2 Double Bedrooms • Gas Central Heating • 2 Carports • Near To Public Transport • Available Beginning of June • Deposit: £1153 • Council Tax Band B • Term: 12 Months • Tenant Fees Apply

£1,000 Per Month

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



## DESCRIPTION

A modern two bedroom coach house apartment with two carports situated in the popular residential development of Kings Heath. The spacious and light accommodation comprises of sitting/dining room, kitchen, two double bedrooms and a bathroom. Two carports, storage cupboard. Gas central heating. Unfurnished. No pets. Available Beginning of June. EPC Band C, awaiting updated EPC. Tenant fees apply.

## ACCOMMODATION

Upvc front door leading to entrance area with stairs to first floor.

## STAIRS & LANDING

Carpet, white gloss stair. Storage cupboard housing the combination gas fired boiler. Doors leading to:

## SITTING/DINING ROOM 17'8" x 10'8"

Good sized dual aspect room with the addition of glazed doors to Juliette balcony. Carpet. Door leading to:

## KITCHEN 11'5" x 6'2"

Modern base and wall units with stone effect rolled edge worktops, fitted electric oven and four burner gas hob and cooker hood over. Ceramic tiled splashback. Space for a

fridge/freezer, space and plumbing for a washing machine. Vinyl flooring. Window looking to the rear of the property.

## BEDROOM ONE 13'1" x 8'2"

Double room, window and glazed doors to Juliette balcony. Carpet.

## BEDROOM TWO 10'5" x 9'2"

Double room with window looking to the rear of the property. Carpet.

## BATHROOM

Modern white suite comprising of bath with mixer shower over, hand basin and WC. Ceramic sandstone style splashback. Vinyl flooring laid, obscured glazed window.

## OUTSIDE

To the front of the property there are two carports with parking and to the rear there is a further storage cupboard and small area laid to wood chippings.

## SERVICES

Mains gas, electric and water. Council Tax Band B.

Phone Coverage: Indoors: Three, O2 Likely / EE, Vodafone Limited

Broadband:

Standard 15 Mbps/1 Mbps





Superfast 80 Mbps/ 20 Mbps  
Ultrafast 1800 Mbps/220 Mbps  
(Provided by Ofcom)

## SITUATION

The property is situated in the popular Kings Heath Development which is on the edge of Exeter. There is easy access to Exeter Business Park, Exeter International Airport and the major routes across the county and beyond. More locally, within close proximity there are local parks, a supermarket and retail park, Digby Railway station, Park and Ride bus services along with local bus routes.

## DIRECTIONS

From Exeter city centre drive in the direction of the M5, taking Sidmouth Road at the traffic lights to Middlemoor (Devon and Cornwall Police HQ). At the Middlemoor roundabout take the dual carriageway in the direction of the A38. At the first set of traffic lights turn left into Heraldry Way. Follow the road around to the left and the entrance to Edwards Court will be found on the left. Number three is set on the right hand side as the road bends around. Please note the entrance door is through the archway.

## LETTING

The property is available to let on a assured shorthold tenancy

for 12 months plus, unfurnished and is available June. RENT: £1000 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1153 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

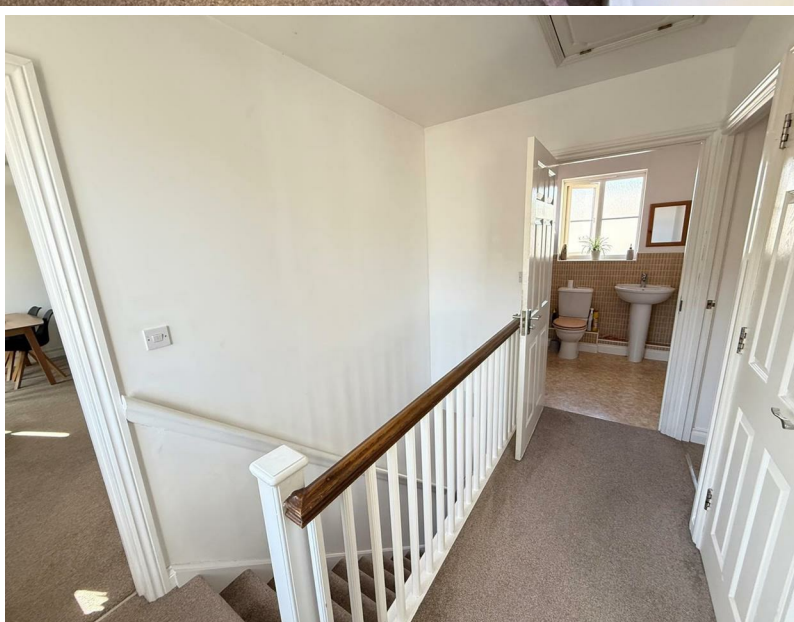
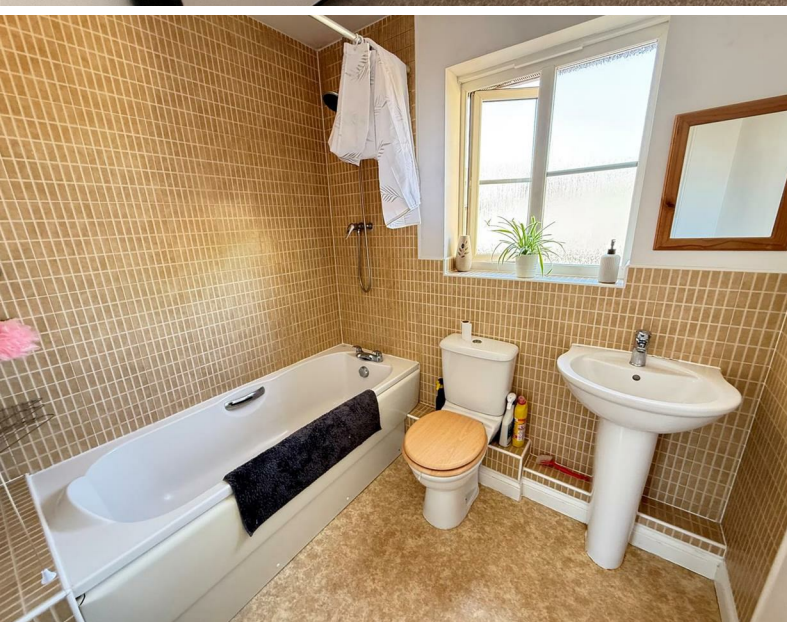
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B	75	76
(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