



65 Royal Crescent, Kings Heath, Exeter, Devon EX2 7QB

A well presented coach house situated in the popular Kings Heath Area.

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

• Available Mid June • Two Double Bedrooms • Gas Central Heating • Garage & Parking • Nearby Trains & Bus Services • Deposit: £1153 • Sorry No Pets • Term: 6 or 12 Months • Council Tax: C • Tenant Fees Apply

£1,000 Per Calendar Month

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

DESCRIPTION

A well presented and spacious coach house conveniently positioned in the popular Kings Heath area. Entrance with stairs rising to the accommodation, landing, large L-shaped sitting/dining room, kitchen, 2 bedrooms and bathroom. To the outside there is a parking space, garage with a store room to the rear and paved garden area to the front of the property. Available Mid June. Unfurnished. Gas-fired central heating. EPC Band C. Tenant fees apply.

ACCOMMODATION

Covered entrance, Upvc door leading to entrance hall.

STAIRS AND LANDING

Carpet, white gloss stair furniture. Storage cupboard and a further cupboard housing the hot water cylinder. Window looking to the rear of the property.

SITTING/DINING ROOM

17'8" narrowing to 7'10" x 17'4" narrowing to 9'6"

An excellent sized dual aspect L-shaped room, modern electric fire with surround. Carpet. Door leading to -

KITCHEN

9'6" x 8'2"

Modern wood effect base and wall units to stone effect rolled

edge worktops, fitted electric oven and four burner gas hob, cooker hood. Ceramic tiled splashback. Freestanding fridge/freezer, and washer/dryer Vinyl flooring laid. Window looking to the front of the of the property.

BEDROOM 1

11'1" x 10'5"

Double room, carpet, window looking to the front of the property.

BEDROOM 2

11'5" narrowing to 5'10" x 10'2" narrowing to 6'10"

Double room, carpet, window looking to the front of the property. Over-stair cupboard.

BATHROOM

Modern white suite comprising of bath with mixer shower over. Wash hand basin and WC. Ceramic tile splash back. Vinyl flooring. obscured glazed window.

GARAGE & PARKING SPACE

One parking space in front of the garage. Up and over door, power and light connected. To the side of the garage there is an additional storage room.

OUTSIDE

To the front of the property there is an excellent sized paved garden area.



SITUATION

The property is situated in the popular Kings Heath Development with 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, RD&E Park and Ride bus service along with local bus routes.

SERVICES

Mains gas, electric, water and drainage. Council Tax Band C (105577706500)

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 second set of traffic lights turn left into Russell Way. At the roundabout take the first exit onto Digby Drive then turning left into Royal Crescent, Number 65 will be found on the left hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available mid 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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(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	