



Oxendown Lower Burston, Bow, Crediton, EX17 6LB

A brand new three bedroom semi detached house within a small development situated in a beautiful rural location on the outskirts of Bow. The property comprises open plan kitchen and living area with downstairs cloakroom, three double bedrooms and family bathroom. Outside is an enclosed garden with stunning countryside views, parking for three vehicles and garage.

Exeter City Centre 16.5 Miles / Crediton 8.7 Miles / Okehampton 10 Miles

• Available Now • Three Double Bedrooms • Open Plan Kitchen/Living Area • New Build • High Energy Rating (A) • Garage • Deposit: £1673 • EPC A • Awaiting Council Tax Band • Tenant Fees Apply

£1,450 Per Calendar Month

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

DESCRIPTION

A brand new three bedroom semi detached house within a small development situated in a beautiful rural location on the outskirts of Bow. The property comprises open plan kitchen and living area with downstairs cloakroom, three double bedrooms and family bathroom. Outside is an enclosed garden with stunning countryside views, parking for three vehicles and garage. Within walking distance to a shop, garden centre with Post Office and Bus Stop. Available Now. Underfloor Heating. Solar Panels. Triple Glazed Windows. Awaiting Council Tax Band. EPC A. Tenant Fees Apply.

ACCOMMODATION

Front door opens into -

HALLWAY

Coat hooks and cupboard housing hot water tank and underfloor heating system. Door to -

DOWNSTAIRS CLOAKROOM

Wash hand basin set in vanity unit with mirror over, low level WC and storage cupboard. Electric Towel Rail. Obscure window to the front aspect.

OPEN PLAN KITCHEN / LIVING AREA

29'9" narrowing to 12'9" x 22'3" narrowing to 9'2"

Floor and wall mounted cupboards and drawer units. Built in oven, four ring electric hob and extractor over. Space for dishwasher,

fridge/freezer, washing machine and tumble dryer. Sink with drainer and mixer tap over. Two windows and sliding patio door to the rear aspect. Window to the front aspect.

From the hallway stairs lead to -

LANDING

Window to the front aspect.

BEDROOM ONE

16'0" narrowing to 10'0" x 15'5" narrowing to 9'6"

Window to the rear aspect.

BEDROOM TWO

13'2" x 11'1"

Window to the rear aspect.

BEDROOM THREE

13'3" x 11'1"

Window to the front aspect.

BATHROOM

Bath with shower over, low level WC and wash hand basin set in vanity unit with mirror over. Heated towel rail, storage cupboard and obscure window to the front aspect.

OUTSIDE

Rear garden with patio and lawn area. Outside tap. Side gate access. Air Source Heat Pump. Parking for three vehicles and further guest parking. Garage with electric 'up and over' door.



SERVICES

Mains water, electric and private drainage. Awaiting Council Tax Band.

Mobile Phone Coverage - O2, Vodafone, Three and EE Likely Outdoors / O2, Vodafone Limited

Broadband - Starlink

SITUATION

This stunning new build semi detached three bedroom home is situated in a rural but accessible location just outside the popular village of Bow which has a strong community with village shop, pub, primary school, church, community centre, village hall and doctors' surgery. The market town of Crediton (6 miles) has an excellent range of day-to-day facilities whilst the university and cathedral city of Exeter (13 miles) has a more comprehensive range of amenities. Exeter has railway stations on the London Paddington and Waterloo lines plus an international airport. There is a station on the Tarka line at Copplestone (2.3 miles). Dartmoor National Park is 8 miles to the south.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £1450 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,475. DEPOSIT: £1,673, returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on

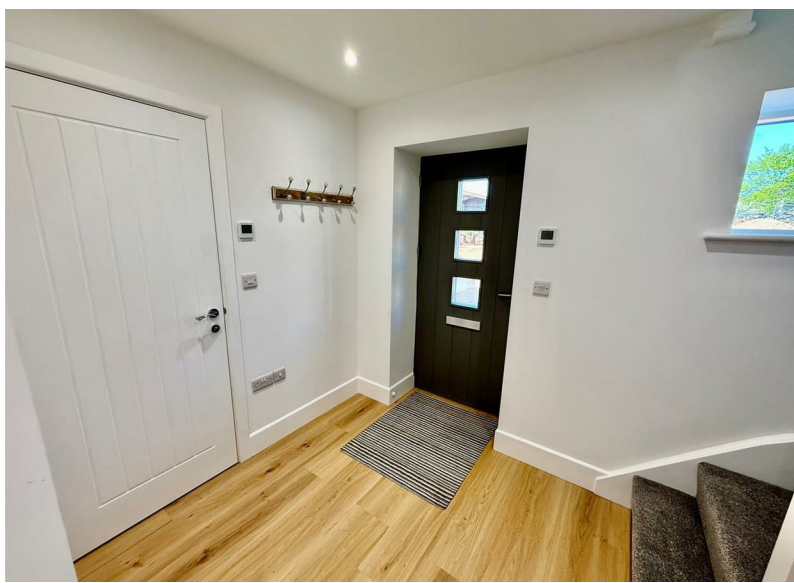
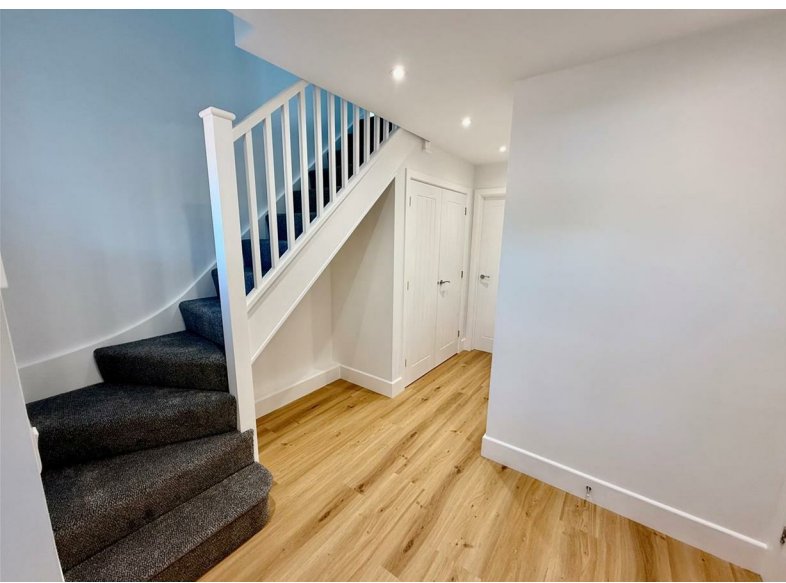
their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

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	95	98
(92-94) 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		EU Directive 2002/91/EC