



Halsfordwood Cottage Halsfordwood Lane, Nadderwater, Exeter, Devon EX4 2LD

A one bedroom ground floor flat enjoying a peaceful and semi-rural situation on the outskirts of the city of Exeter. The property is available unfurnished and there is new central heating. Parking space and a shared garden with stream.

4 Miles - Exeter City Centre

• Available from the 7th of July • Open Plan Living/Kitchen • New Central Heating • Parking Space • Shared Garden Area • Water Rates Included • Deposit: £807 • Council Tax Band A • Term: 6 or 12 Months • Tenant Fees Apply

£700 Per Calendar Month

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

DESCRIPTION

A well presented ground floor flat enjoying a peaceful and semi-rural situation on the outskirts of the city of Exeter. The accommodation comprises: entrance porch, open plan living/dining/kitchen room with feature fireplace with woodburning stove, one bedroom and shower room. Parking space, shared garden area, central heating, unfurnished. Double glazed throughout. Water rates included. Available July. Sorry no pets. No E-Bikes. EPC Band D. Tenant fees apply.

ACCOMMODATION

From the shared parking area there is an entrance porch with shelving, stable style door leading to the open plan living/kitchen area.

LIVING/KITCHEN AREA

A light dual aspect room with a further window looking to the side of the property. Feature fireplace finished in stone, woodburning stove, solid wood flooring, new storage heater plus fitted electric oil filled heater. Opening to the fitted kitchen area which comprises of a small breakfast bar area to further worktops, stainless steel sink unit, electric oven and induction hob. Plumbing for washing machine. Space for fridge. There is vinyl flooring laid in the kitchen.

INNER HALL

Solid wood flooring, doors leading to:

BEDROOM

Double in size with solid wood flooring, window looking to the front of the property. Fitted wardrobes, electric panel heater fitted.

SHOWER ROOM

White ceramic suite fitted comprising of WC, hand basin, shower in recess with modern mixer shower. Window looking to the rear, new vinyl laid, electric fan heater. Airing cupboard with further storage.

OUTSIDE

Flat 1, Halsfordwood Cottage is attached to the main house with one further flat above. The property benefits from 1 x parking space and use of a delightful secluded garden. In addition there is a shared garage for 2 bikes only and there is also a shared dryer in the garage operated from a coin meter. Sorry No E-Bikes.

SERVICES

Water rates are included in the rental. Mains electric. Council tax band A.

Ofcom predicted broadband services-
Standard

Download: 20 mbps

Upload: 4 mbps

Mobile Coverage - Indoor: Three, - None Vodafone - None EE -
None O2 - Limited Outdoor: EE, O2, Three, Vodafone - Likely

SITUATION

The apartment enjoys a semi-rural situation in the lovely, peaceful



setting of Nadderwater, a designated Area of Great Landscape Value, with secluded houses nearby and a local pub. The city centre of Exeter, offering excellent facilities, is less than 4 miles away. There is easy access to the A30/A38/M5 motorway. Exeter St David's station is approximately 3 miles away.

DIRECTIONS

From Exe Bridges roundabout in the centre of Exeter on the river, take Okehampton Street out of the city. Go over the crossroads towards Whitestone. Continue in the direction of Whitestone passing the The Royal Oak Pub. On entering the village of Whitestone at the village sign and 30mph speed limit, take the right hand turn signed Halsfordwood and Trillow into Halsfordwood Lane. Continue down the hill and when reaching the bottom and as the road bears right the entrance to Halswoodford Cottage will be found on the left hand side. Go up the drive and the parking will be found on the right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available July. RENT: £700 pcm exclusive of all charges. Sorry no pets. DEPOSIT: £807, 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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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