



STAGS

19B Barnfield Road, Exeter, EX1 1RX

CENTRAL LOCATION A stylish two bedroom ground floor apartment in the desirable area of St Leonards which has been newly renovated to a high specification. Spacious accommodation with open plan kitchen/dining area, sitting room, two double bedrooms, wet room and underfloor heating throughout. Courtyard and permit parking.

Exeter City Centre 0.5 Miles

• Central Location • Newly Renovated • Two Double Bedrooms • Open Plan Kitchen/Dining Room • Underfloor Heating Throughout • Courtyard and Permit Parking • EPC Band C • Deposit: £2019 • Sorry No Pets • Tenant Fees Apply

£1,750 Per Calendar Month

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

DESCRIPTION

A stylish two bedroom ground floor apartment in St Leonards which has been newly renovated to a high specification. The property comprises a spacious open plan kitchen/ dining room with central island and breakfast bar, two double bedrooms, sitting room and shower room. Outside courtyard and permit parking available. Integrated dishwasher, cupboard for washing machine, tumble dryer and fridge/freezer (All of which can be supplied by the landlord). Underfloor heating throughout (can be controlled remotely via smartphone). Velux windows with rain sensors. Awaiting Council Tax Band. EPC Band C. Sorry No Pets. Available Now.

ACCOMMODATION

Front door opens into -

KITCHEN/DINING ROOM 17'0" x 16'0"

Floor and wall mounted cupboards and drawer units. Central Island with cupboards under and breakfast bar. Sink with drainer and mixer tap over. Integrated dishwasher and space for fridge/freezer, tumble dryer and washing machine. Built in steam oven and separate microwave/oven. Four ring induction hob with extractor over. Double glazed window to the front aspect with blind and rain sensor Velux windows with remote control. Cupboard housing Valiant Boiler. Space for table and chairs.

RECEPTION ONE

12'1" x 12'1" plus bay window

Bay window to the front. Curtains.

BEDROOM ONE

11'9" x 9'11" plus bay window

Frosted bay window to the side aspect. Curtains. Recess with light.

BEDROOM TWO

10'5" x 9'6"

Window to the Courtyard. Blind.

SHOWER ROOM

Wet room with waterfall and hand held shower head. Wash hand basin set in vanity unit, low level WC and heated towel rail. LED bathroom mirror. Obscure window to the side aspect.

OUTSIDE

Private courtyard with seating area and tasteful outdoor lighting. Permit parking available.

SERVICES

Mains gas, electric and water. Awaiting Council Tax Band. There are supplies for both Virgin and BT full fibre broadband. Underfloor heating throughout. Broadband - Standard 15 Mbps/1 Mbps Superfast 60 Mbps/14 Mbps



Ultrafast 1800 Mbps/220 Mbps
Mobile Coverage - EE, Three, O2, Vodafone - likely indoors and outdoors.
Provided by Ofcom

LETTINGS

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is Available Now RENT: £1750 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £2019 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.

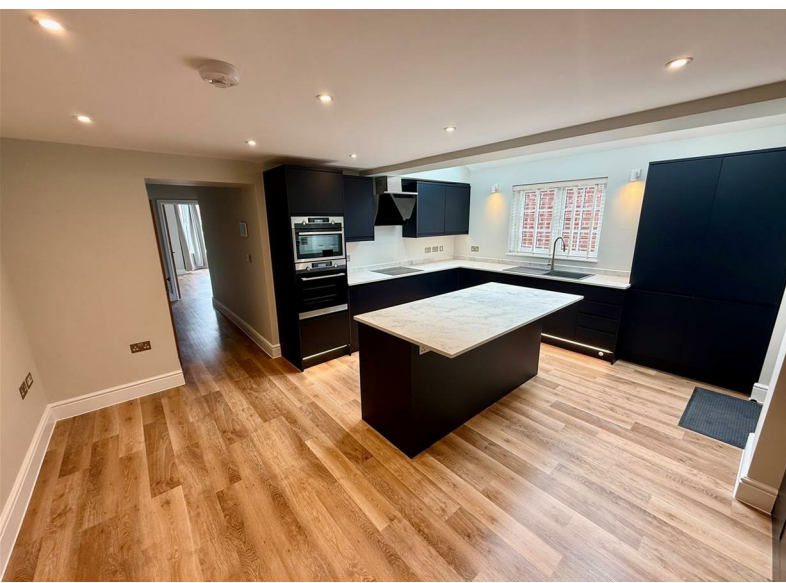
HOLDING DEPOSIT AND TENANT FEES

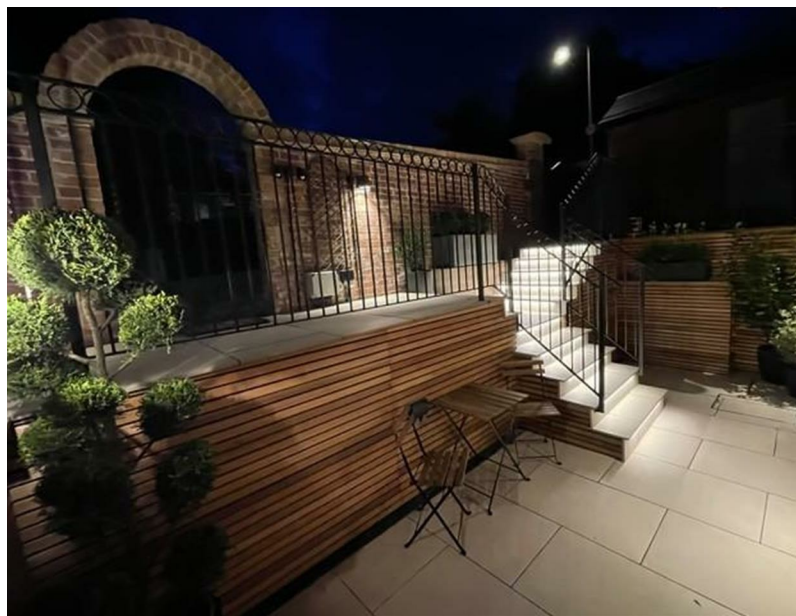
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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.



21/22 Southernhay West, Exeter, Devon, EX1 1PR
01392 671598
rentals.exeter@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(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	