



18 King William Street, Sidwell Street, Exeter, Devon EX4
6PD

A three bedroom city centre unfurnished town
house.

Exeter City Centre

• Available August • Central Location • Three Double Bedrooms • Three
Bathrooms • Courtyard Garden • Car Parking Space • Gas Central
Heating • Council Tax Band D • Deposit: £1557 • Tenant Fees Apply

£1,350 Per Calendar Month

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

DESCRIPTION

A three bedroom city centre unfurnished town house. First floor sitting room, fitted kitchen, three double bedrooms (two en suite), family bathroom, GCH, DG, courtyard garden. Available to professional couples, families and postgraduates. Car Parking Space. Available August. Tenant Fees Apply.

ACCOMMODATION

From front door with secure entry system with porch leads to -

BEDROOM THREE / STUDY

A large double bedroom with under stair storage cupboard and cupboard with shelving. Radiator, tv aerial sockets and window to the front aspect. Door to -

SHOWER ROOM

White suite with power shower. WC and wash hand basin with mirror over. Radiator. Vinyl flooring.

STAIRS TO FIRST FLOOR

Doors to -

KITCHEN

Floor and wall mounted cupboards and drawer units. Fitted Neff four burner gas hob with extractor over and electric oven. Stainless steel sink. Washing machine. Tall fridge/freezer. Vinyl

flooring. Radiator. Patio doors lead to gravelled courtyard garden.

SITTING ROOM

Windows overlooking King William Street. Radiator and TV aerial socket. Storage cupboard. Door leads to -

STAIRS TO SECOND FLOOR

Stairs and landing. Airing cupboard with electric hot water cylinder.

BEDROOM TWO

Double bedroom, radiator and wardrobe. Window to the rear aspect. TV aerial socket.

EN SUITE SHOWER ROOM

White suite. Power shower with WC and wash hand basin. Radiator. Vinyl flooring.

BEDROOM ONE

A double bedroom with window to the front aspect, TV aerial socket, radiator and storage cupboard.

OUTSIDE

Gravelled courtyard garden area. Car parking space in gated courtyard (with remote key fob entry).



SERVICES

Mains electric, gas central heating, water (metered), Exeter City Council Tax band D.

SITUATION

The property is situated in Exeter City Centre.

DIRECTIONS

From Stags Southernhay West offices walk to the High Street and proceed to Sidwell Street. At the crossroads with the Co-operative convenience store, turn left into York Street, and second left again into King William Street. No 18 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 August. RENT: £1350 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1557 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			
(92-100)	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			
		76	88
England & Wales		EU Directive 2002/91/EC	