



10 Culm Grove, Exeter, EX2 7QX

A well presented three bedroom house situated in the highly sought after residential location of Kings Heath, close to amenities, including schools, a supermarket and train station.

City Centre 2.9 miles

• Available Now • Three Bedroom • Open Plan Kitchen/Dining Room • Bathroom and Ensuite • Enclosed Rear Garden • Garage and Parking Space • Deposit: £1557 • Council Tax Band D • Term: Long Term • Tenant Fees Apply

£1,350 Per Calendar Month

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

DESCRIPTION

A well presented three bedroom house situated in the highly sought after residential location of Kings Heath, close to amenities, including schools, a supermarket and train station. This location offers easy access to Exeter Business and Science Parks, Exeter city centre and the M5. The property comprises kitchen with dining area, cloakroom and a backdoor to garden, a spacious sitting room with patio door to an enclosed rear garden and steps down to garage with allocated parking. Upstairs the main bedroom has built in wardrobes, drawers and an en suite shower room. A second double bedroom with a built in wardrobe, third bedroom and family bathroom. Available immediately. Council Tax Band D. Tenant Fees Apply.

ACCOMMODATION

Front door opens into -

HALLWAY

Radiator and doors to -

KITCHEN/DINING ROOM 16'5" x 9'6"

Floor and wall mounted cupboard and drawer units. Built in oven with four ring gas hob and extractor over. Sink with drainer and mixer tap over. Space for white goods. Double glazed window to the rear aspect.

DOWNSTAIRS CLOAKROOM

Low level WC, wash hand basin and heated towel rail. Obscure window to the rear aspect.

SITTING ROOM 15'8" x 10'0"

Double glazed window to front aspect and patio door out to the garden. Radiator and TV aerial.

From hallway stairs lead to -

LANDING

Double glazed window to the rear and radiator.

BEDROOM ONE 13'4" x 8'6"

Built in wardrobe with railing and shelving. Double glazed window to the front and radiator.

ENSUITE

Shower, low level WC and wash hand basin set in vanity unit. Mirror and radiator.

BEDROOM TWO 10'5" x 8'10"

Built in wardrobe with shelving and rail. Cupboard housing water cylinder. Double glazed window to the front aspect and radiator.

BEDROOM THREE 6'10" x 6'2"

Double glazed window to the rear aspect and radiator.



BATHROOM

Bath with shower over, low level WC and wash hand basin set in vanity unit. Mirror, radiator and obscure window to the rear aspect.

OUTSIDE

Enclosed, low maintenance garden with steps leading to the garage and parking.

SERVICES

Mains gas, electric and water. Council Tax Band D.

Mobile Coverage

Indoor: Three, O2, Vodafone - Likely / Outdoors: EE, Three, O2, Vodafone - Likely

Broadband

Standard 7 Mbps 0.8 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 1800 Mbps 220 Mbps

Provided by Of.Com

LETTINGS

The property is available to let on a assured shorthold tenancy 12 months plus (long term let) unfurnished and is available immediately. RENT: £1350 pcm exclusive of all charges.

Children/pets considered. Where the agreed let permits pets

the RENT will be £1375. DEPOSIT: £1,557, 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.

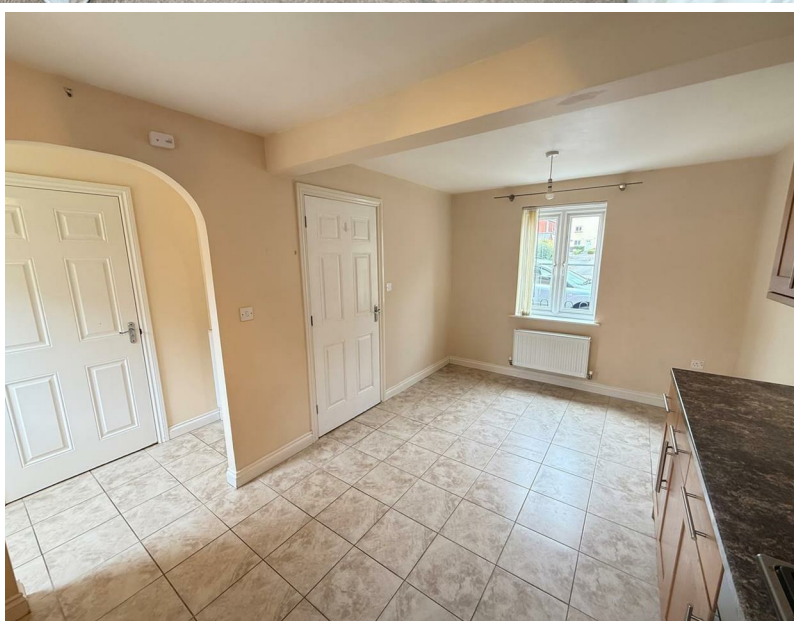
HOLDING DEPOSIT AND TENANT FEES

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			85
(81-91) B			
(69-80) C		71	
(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	