



The Stable Sowden Mews, Brampford Speke, Exeter,  
Devon EX5 5HL

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A stunning one storey barn conversion situated in  
the sought after village of Brampford Speke.

Exeter City 5.1 Miles / Exeter St Davids 4.5 Miles

• Available August • Three Double Bedrooms • Open Plan Living Area • Tri Fold  
Doors to Garden / Courtyard • Single Storey • Ensuite and Bathroom • Deposit:  
£2307 • Term: 6 or 12 Months • EPC Band D • Tenant Fees Apply

£2,000 Per Calendar Month

01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)



## DESCRIPTION

A stunning one storey barn conversion situated in the sought after village of Brampford Speke. The property comprises an open plan sitting, dining and kitchen area with vaulted ceilings and a cast iron log burner. Tri fold doors access the garden which has been thoughtfully designed with raised beds and attractive paving. The property benefits from three double bedrooms, an en-suite bathroom with cast iron roll top bath, shower room and utility room. Outside there is parking and a garage. Available August. EPC D. Sorry No Pets. Tenant Fees Apply.

## ACCOMMODATION

Front door opens into -

## OPEN PLAN KITCHEN / DINING / SITTING ROOM

Tri fold doors into the rear courtyard / garden. Underfloor heating.

## KITCHEN / DINING ROOM 17'8" x 16'0"

Floor and wall mounted cupboards and drawer units,

Smeg cooker with extractor over and sink with mixer tap, space for dishwasher.

## SITTING ROOM

16'5" x 13'5"

Cast Iron wood burner.

## UTILITY / PANTRY

Work top, space for washing machine and shelving. Storage cupboard.

## BEDROOM THREE

10'5" x 8'10"

Window to the front aspect, desk in bay window and radiator.

## BEDROOM TWO

11'1" x 8'10"

Window to front and radiator.

## SHOWER ROOM

Shower, wash hand basin and low level WC. Heated towel rail and obscure window to the rear.

## BEDROOM ONE

12'9" x 10'5"

Built in wardrobe, two x window to front aspect and radiator.





## ENSUITE

Roll top bath, wash hand basin and low level WC.  
Mirrored cabinet and obscure window to rear.

## OUTSIDE

Front and rear garden, garage and parking for 1 x car.

## SERVICES

Mains electric and water. Council Tax Band D.

## LETTING

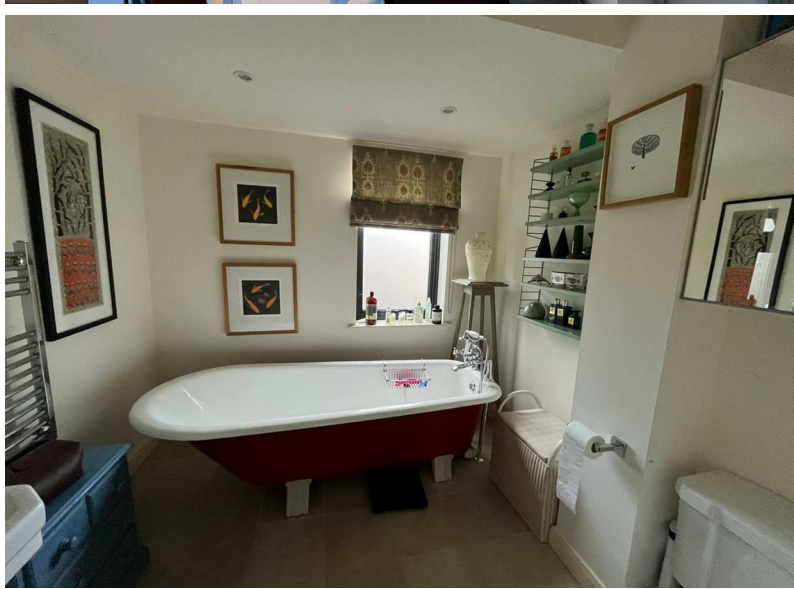
The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available August. RENT: £2000 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £2025. DEPOSIT: £2307, returnable at end of tenancy subject 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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