



STAGS

48 Baker Street, Exeter, EX2 5EA

A spacious mid-terrace period home situated on the edge of Heavitree in a popular residential area within walking distance of the RD&E Hospital and Exeter City Centre. The property is well-presented throughout with bright and spacious accommodation arranged with 3 bedrooms, sitting room, dining room, kitchen and bathroom.

Exeter City Centre 1.4 Miles / 5 Minute walk to RD&E

• Available End of August • Three Double Bedrooms • Open Plan Sitting / Dining Room • Courtyard Garden • Permit Parking • Council Tax Band B • Deposit: £2019 • Term: 12 Months + • Sorry No Pets • Tenant Fees Apply

£1,750 Per Calendar Month

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

DESCRIPTION

A spacious mid-terrace period home situated on the edge of Heavitree in a popular residential area within walking distance of the RD&E Hospital and Exeter City Centre. The property is well-presented throughout with bright and spacious accommodation arranged with 3 bedrooms, sitting room, dining room, kitchen and bathroom. To the rear of the property is an enclosed gravelled garden. Sharers OK. Available End of August. Council Tax Band B. Tenant Fees Apply.

ACCOMMODATION

Front door opens to -

ENTRANCE HALLWAY

Radiator and door to -

OPEN PLAN LIVING

SITTING ROOM

10'9" narrowing to 9'6" x 10'9"

Bay window to front aspect, gas fireplace with mantle over and radiator.

DINING ROOM

11'9" narrowing to 10'5" x 10'9"

Window to the rear aspect and radiator. Door to -

KITCHEN

9'10" x 7'6"

Floor and wall mounted cupboards and drawer units. Four ring electric induction hob with extractor over. Integrated double oven and microwave. Mixer tap over sink. Washer Dryer. Window to the lean to. Doors to -

BATHROOM

Bath with shower over. Wash hand basin with cupboard below. Frosted glass window to rear aspect.

LEAN TO

Decked lean to area with door to rear courtyard garden.

BEDROOM ONE

10'2" x 12'5"

Dual front aspect, fitted wardrobes with mirrored doors. Radiator.

BEDROOM TWO

7'6" by 8'10" shortening to 7'6"

Rear aspect window, built in wardrobes. Radiator.

BEDROOM THREE

8'6" x 9'2"

Frosted glass window to rear aspect. Radiator.

OUTSIDE

A gravelled courtyard area and gate leading out.

AGENTS NOTE

The landlord will be retaining the loft space.



SERVICES

Mains gas, electric and water. Council Tax Band B.
Of Com -
Broadband
Standard 12 Mbps 1 Mbps Good
Superfast 74 Mbps 20 Mbps Good
Ultrafast 1800 Mbps 220 Mbps
Phone Coverage - EE, O2, Three and Vodafone - Stong

LETTINGS

The property is available to let on a assured shorthold tenancy 12 months plus (long term let) unfurnished and is available End of August. RENT: £1750 pcm exclusive of all charges. Sorry no pets. DEPOSIT: £2,019, 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.

RENTERS RIGHTS BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.





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		
(92-100) 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		
England & Wales		EU Directive 2002/91/EC

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