



2 Southfield, Pole House Lane, Exeter, EX2 9RR

A well presented, 2 bedroom unfurnished house situated on the outskirts of the popular village of Ide.

Exeter City Centre 2.5 miles

• Available Now • Sitting/Dining Room • 2 Bedrooms,
Bathroom • Garden/Parking • Shared Storage Shed • Deposit: £1326 • EPC
D • Sorry No Pets • Term: 12 Months • Tenant Fees Apply

£1,150 Per Calendar Month

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

DESCRIPTION

A well presented 2 bedroom house situated on the outskirts of the popular village of Ide which offers good local amenities. Exeter city centre is easily accessible as are the major motorway junctions and Marsh Barton. The accommodation comprises: entrance hall, open plan sitting/dining room, fitted kitchen, 2 double bedrooms and a bathroom. Garden and parking. Shared storage shed, Gas central heating. Sorry no pets or children. Available immediately. EPC Band D. Tenant fees apply.

ACCOMMODATION

Obscured glazed UPVC door with matching side panel to

ENTRANCE HALL

Carpet, radiator, cupboard containing gas boiler, doors and stairs leading off.

SITTING/DINING ROOM

Open plan room with carpet, double glazed door leading to the pleasant rear garden, double glazed window looking to the rear and a further side window. 2 radiators. Archway through to the

KITCHEN

Modern light wood base and wall units with rolled edge worktops, stainless steel sink and ceramic tile splashback. Double glazed window looking to the front of the property. Ceramic floor tiles. Appliances to include a washing machine, fridge/freezer, electric hob and oven, cooker hood.

STAIRS & LANDING

Carpet, doors leading off.

BEDROOM 1

Double room and dual aspect with pleasant outlook over open countryside. Exposed pine floors, fitted cupboard, radiator.

BATHROOM

Modern white suite comprising bath with shower over, WC and wash hand . Skylight window, Radiator.

BEDROOM 2

Double room, solid wood flooring, radiator, window looking to the side of the property.

OUTSIDE

Southfields is approached by a long shared driveway ending at a parking area. The property has an allocated parking space and use of a shared storage shed. To the front of the property there is a pleasant outlook and to the rear, a private fenced garden mainly laid to lawn.

SERVICES

Mains electric, water and drainage, gas central heating. Council Tax Band C (ref:036347)

Phone Coverage: EE, Vodaphone, Three - strong

Broadband: Superfast 74 Mbps 20 Mbps

Provided by Of Com.



SITUATION

Southfield enjoys a rural outlook and is situated on the outskirts of the popular village of Ide which has a strong community with a post office/store, church, chapel and two pubs. The centre of Exeter, the Royal Devon and Exeter Hospital and the University are approximately 4 miles, the M5 Motorway Junction 31 is approximately 3 miles.

DIRECTIONS

From the Alphington junction on the A30 take the exit for Ide. Follow the road and take first left into Pole House Lane (this turning is before the main left turn into the village). The turning has two cream buildings either side of the junction. Continue up Pole House Lane and after a short distance, take the first right hand turn into a private drive. Continue along the drive until you reach Southfield House.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £1150 pcm exclusive of all charges. DEPOSIT: £1326 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 RIGHT 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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (plus)	A		
81 (91)	B		
69 (80)	C		
55 (65)	D		
39 (54)	E		
21 (38)	F		
1 (10)	G		
Not energy efficient - higher running costs			
		72	80
England & Wales		EU Directive 2002/91/EC	