



2 Jarvis Hayes Cottages , Broadclyst, Exeter, EX5 3AD

A rare opportunity to rent this charming and characterful three bedroom cottage located in the sought after village of Broadclyst just a short drive from Exeter.

Exeter City Centre 5.1 Miles / A30 4.3 / M5 5 Miles

• FULLY BOOKED WITH VIEWINGS • Semi Detached / Three Bedrooms • Sitting Room with Feature Fireplace • Modern Kitchen • Parking • Desirable Location • Deposit: £1384 • Council Tax Band C • Pets Considered • Tenant Fees Apply

£1,200 Per Calendar Month

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

DESCRIPTION

A rare opportunity to rent this charming and characterful three bedroom semi detached cottage located in the sought after village of Broadclyst just a short drive from Exeter. This attractive home boasts traditional features, generous living space and a welcoming feel throughout. Comprising sitting room with feature fireplace, kitchen, three bedrooms and family bathroom. Garden and driveway parking for two cars. A peaceful rural setting with convenient access to local amenities, schools and transport links. Available End of October. Pets Considered. Long term let. Tenant Fees Apply.

ACCOMMODATION

Side door from driveway parking opens into -

HALLWAY

Door to -

BATHROOM

Bath with shower over and shower screen. Wash hand basin with mixer tap and low level WC. Obscure window to the rear aspect.

KITCHEN

12'5" x 10'9"

Floor and wall mounted cupboards and drawer units. Integrated fridge/freezer and built in oven with electric hob and

extractor over. Sink with mixer tap and drainer. Under counter space for white goods. Window to the rear aspect. Cupboard housing oil boiler and meters. Radiator.

SITTING ROOM

15'5" x 12'5"

Feature fireplace with mantle over, radiator and window to the front aspect. Door to front aspect.

STORAGE ROOM

Window to front aspect.

From sitting room stairs lead to -

LANDING

Doors to -

BEDROOM ONE

12'5" x 10'9"

Feature fireplace, built in storage cupboard housing water cylinder and window to the rear aspect. Radiator. Wardrobe optional.

BEDROOM TWO

11'9" x 8'6"

Feature fireplace and window to the front aspect.

BEDROOM THREE

12'5" 6'10"

Window to the front aspect and radiator.

OUTSIDE

Garden with garden shed. Driveway parking for two cars.



SERVICES

Oil Fired Heating, Mains Electric. Water and Sewage Contribution from Tenant - £50 per month. Council Tax Band C.

Phone Coverage - EE, Vodafone, Three and O2 Strong to moderate

Broadband - Ultrafast 1800 Mbps 220 Mbps

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available October.

RENT: £1200 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1225. DEPOSIT: £1384 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.



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@StagsProperty



Energy Efficiency Rating	
Very energy efficient - lower running costs	
A (92 plus)	100
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	39
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	