



16 Gate Reach, Exeter, EX2 6GA

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This impressive detached townhouse, built in 2015 by Linden Homes, offers spacious, light-filled accommodation arranged over three floors.

Exeter City Centre 1.9 Miles / Topsham 2.7 Miles / St Davids Train Station 2.8 Miles

• Available October / November • Four Bedrooms • Accommodation Over Three Floors • Two Ensuities and Main Bathroom • Popular Location Close to Cycle Path • Term: 6 or 12 Months • Pets Considered • Deposit: £3000 • Council Tax Band F • Tenant Fees Apply

£2,600 Per Calendar Month

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## DESCRIPTION

This impressive detached townhouse offers spacious, light filled accommodation arranged over three floors. The property comprises kitchen/breakfast room, two reception rooms, downstairs cloakroom, four bedrooms (two with ensuite) and family bathroom. Enclosed Garden. Garage. Driveway Parking. Available October / November. Pets Considered. Council Tax Band F. Tenant Fees Apply.

## ACCOMMODATION

On the ground floor, there's a cloakroom/WC, a dual-aspect dining room with bi-fold doors to the garden, and a modern kitchen/breakfast room with integrated appliances (fridge/freezer / dishwasher and free standing washing machine), a breakfast bar, and access to the driveway and parking.

The first floor includes a large living room, two bedrooms, and a family bathroom. The main bedroom has its own en suite shower room.

On the top floor, there are two more double bedrooms, one of which also has an en suite.

Outside, there's a driveway and garage with power and

lighting. The rear garden is low-maintenance, with a patio, artificial grass, flower beds, a storage shed, and side access.

## SITUATION

Gate Reach enjoys an excellent location within a highly sought after development. The area offers easy access to picturesque riverside walks and cycle paths along the River Exe, and benefits from a regular bus service via Topsham Road into Exeter City Centre.

Exeter, a historic cathedral city, provides a broad selection of retail and leisure facilities, alongside reputable educational institutions including a university and sixth form college. Local amenities also include Isca Academy, the Royal Devon & Exeter Hospital, and the Nuffield Hospital, all within close proximity.

## DIRECTIONS

From Exeter city centre proceed along Topsham Road (A3015), through the traffic lights at Barrack Road and at the next set of traffic lights turn right into Millbrook Lane. Follow the road around towards Gate Reach where the property can be found on the right.

## SERVICES

Mains gas, electricity, water and drainage. Council Tax Band F.



Broadband Speed: Download speed 10.5 Mbps and Upload speed 17.4 Mbps.

Mobile signal: Several networks currently showing as available at the property including O2, EE, Three and Vodafone.

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## LETTING

The property is available to let on a assured shorthold tenancy for 6-12 months plus, unfurnished and is available October/November. RENT: £2600 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £2625. DEPOSIT: £3000 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

The Renters Right Bill is expected to be implemented within the next 6 to 12 months. This legislation will introduce a number of significant changes to the rental sector, including the abolition of fixed-term tenancies in favour of open-ended, periodic agreements. For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk). - As above.







**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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	86
(55-68) <b>D</b>			
(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	

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