



Apartment 4 Applemead House, Station Road, Whimple,
Exeter, Devon EX5 2QH

A spacious and stylish first floor apartment in the
sought-after village of Whimple.

Exeter 8 miles

• Two Bedrooms • Open Plan Kitchen/Dining/Sitting Room • High specification • Village
Location • Underfloor heating • Available December • Deposit: £1125 • Council Tax
Band B • No Pets Allowed • Tenant Fees Apply

£975 Per Calendar Month

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

ACCOMMODATION

The apartment block is entered via a secure entrance door (with intercom entry system) into a communal lobby with stairs to the first and second floors. The first floor apartment comprises: entrance hall, open plan kitchen/dining/sitting room, 2 double bedrooms and shower room. Parking, communal garden room and bicycle store. The apartment has the benefit of electric underfloor heating throughout and is available to let part furnished or unfurnished. Available December. sorry no pets. EPC Band C. Tenant fees apply.

NOTE

The apartment is one of six, high quality apartments.

ENTRANCE HALL

Storage cupboard housing an electric boiler, water tank and underfloor heating controls. Wood effect flooring

OPEN PLAN KITCHEN/DINING ROOM/SITTING ROOM

The kitchen is fitted with high specification units, freestanding fridge/freezer and washer dryer. Electric oven and hob with extractor over. Wood effect flooring. Window to the front.

BEDROOM ONE

Double room, carpet, window to the rear.

BEDROOM TWO

Double room, carpet, window to the rear.

SHOWER ROOM

A well-designed and contemporary. Glass shower cubicle with electric shower, white wc and wash hand basin, tiled flooring, window to the side.

OUTSIDE

To the rear of the apartment block there is one car parking space, communal garden room and bicycle storage.

SITUATION

Applemead House Apartments are located in the centre of the sought-after village of Whimble and within a short walking distance of the railway station (Waterloo to Exeter line), as well as other facilities such as the doctors surgery, a family run pub and a village shop and post office.

Within close proximity to the old A30, the village is well positioned to give quick access to the A30 dual carriageway to Exeter, Honiton and the M5 motorway. Approximately 3 miles to the east is the thriving historic town of Ottery St Mary. The university and cathedral city of Exeter (8 miles) has a wide range of facilities and amenities as befits a centre of importance, including excellent shopping, dining, theatre and a wide range of sporting pursuits. The city has a mainline railway stations to Paddington and Waterloo plus an International airport.

SERVICES

All mains services are connected, no gas at the property. Council



Tax Band B.

Phone Coverage - EE Strong / Vodafone, Three, O2 Fair
Broadband - Ultrafast: upload - 950 Mbps Download - 950 Mbps
Ofcom Provided

DIRECTIONS

From Exeter proceed on the B3181 passing through Pinhoe. Turn right into Broadclyst then keep left following the sign to Whimble. Continue on this road for approximately 4.4 miles until you reach Whimble. Continue into the village. At the roundabout by the Thirsty Farmer pub continue straight and take the 2nd right turn signposted Whimble train station. Applemead House Apartments can be found on the left.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, available furnished or unfurnished and is available December. RENT: £975pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1,125 returnable at end of tenancy subject to any deductions (all deposits managed 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,

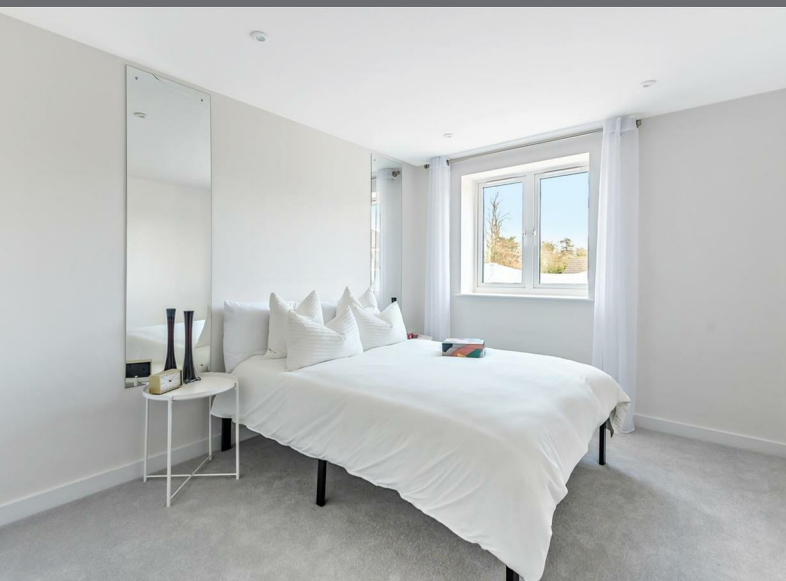
provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please 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.

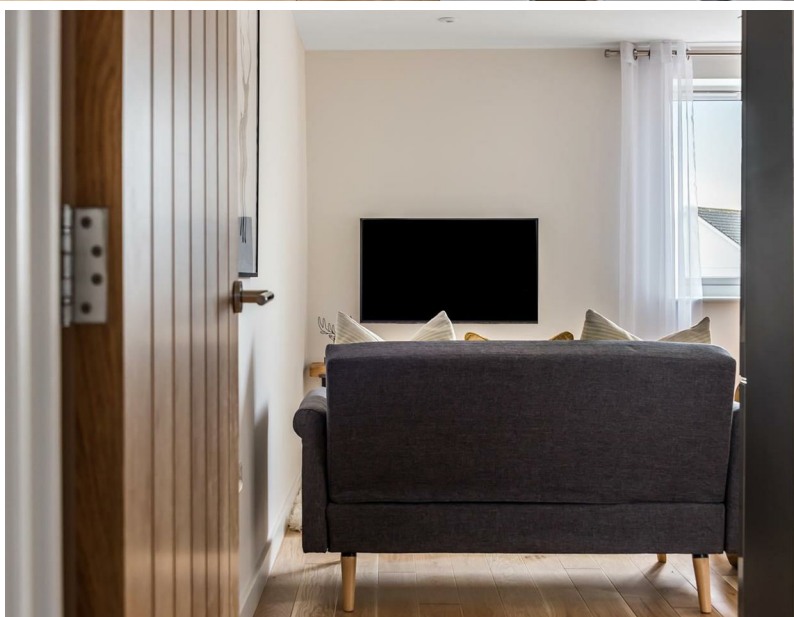
TENANT PROTECTION

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](https://www.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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	75	75
EU Directive 2002/91/EC		