



The Lodge Downes Estates, Downes, Crediton, EX17
3PL

Recently renovated three bedroom character
cottage on the outskirts of Crediton.

Crediton 1.4 Miles / Exeter 7 Miles

• Available Now • Recently Renovated • Three Bedrooms • Modern Kitchen
and Bathroom • Garden • Driveway Parking • Deposit: £1500 • Council Tax
Band C • Awaiting EPC • Tenant Fees Apply

£1,300 Per Calendar Month

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

DESCRIPTION

This charming three bedroom cottage is situated at the entrance to the Downes Estate on the outskirts of Crediton. Enjoying a semi rural position, the property combines the tranquility of the countryside with the convenience of nearby town amenities. Local shops, schools and transport links are all within easy reach with Exeter City only 7 miles away. The property comprises kitchen/breakfast room, downstairs bathroom with bath and shower, sitting room and three bedrooms. Garden and driveway parking. Available Now. Council Tax Band C. Tenant Fees Apply.

ACCOMMODATION

Front door opens into -

VESTIBULE

Leads through to -

SITTING ROOM 11'9" x 9'6"

Feature fireplace with mantle over and understairs storage.

KITCHEN / BREAKFAST ROOM 17'4" x 8'10"

Floor and wall mounted cupboards and drawer units. Electric hob with extractor over. Built in oven. Sink with drainer and mixer tap. Space for white goods.

UTILITY

Work top, undercounter space for washing machine. Door out to the garden to the rear of the property.

LARDER

Shelving.

BATHROOM

Shower, bath and low level WC. Two x wash hand basins and heated towel rail.

From the sitting room, door opens to stairs leading up to the first floor.

BEDROOM ONE 15'5" x 10'4"

Feature fireplace with mantle over. Built in wardrobe. Separate WC with wash hand basin.

BEDROOM TWO 12'1" x 9'6"

Feature fireplace with mantle over.

BEDROOM THREE 11'1" x 7'6"

OUTSIDE

Garden surrounds the property with driveway parking to the front.



SERVICES

Mains Electric and water. Oil fired central heating. Council Tax Band C.

EE, Vodafone and Three - Strong (provided by Ofcom)

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £1300 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1500 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		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		76	40
EU Directive 2002/91/EC			