



12 Watson Place, Exeter, Devon EX2 4SF

An immaculate, modern three bedroom town house situated in St Leonards, within easy walking distance of the Royal Devon & Exeter Hospital, the city centre and the quay.

St Leonards

• Available December • Three Double Bedrooms • Bedroom One with Ensuite • Modern Kitchen • Garden and Garage • Deposit: £1903 • EPC C • Term: 6 or 12 Months • Pets Considered • Tenant Fees Apply

£1,650 Per Calendar Month

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

DESCRIPTION

An immaculate, modern three bedroom town house situated in St Leonards, within easy walking distance of the Royal Devon & Exeter Hospital, the city centre and the quay. This spacious property comprises entrance hall, kitchen / breakfast room, dining room / study, cloakroom, sitting room and three double bedrooms, en-suite and family bathroom. Outside there is an enclosed rear garden and garage. Permit parking. Available December. Tenant Fees Apply.

ACCOMMODATION

Pathway through front garden leads to front door, opening into -

ENTRANCE HALLWAY

Radiator and opens into -

KITCHEN / BREAKFAST ROOM 12'5" x 8'0"

Modern kitchen with floor and wall mounted cupboards and drawer units. Four ring electric hob with extractor over built in double oven. Integrated dishwasher and space for further white goods. Sink with drainer and mixer tap over. Breakfast bar. Double glazed window to the front aspect.

DOWNSTAIRS CLOAKROOM

Low level WC, wash hand basin and radiator.

DINING ROOM

12'5" x 8'6"

Large under stairs storage cupboard, radiator and window to the rear aspect. Back door out to garden.

From the hallway stairs lead to -

SITTING ROOM

16'0" x 12'9"

Two double glazed windows to the front aspect and TV aerial. Two radiators.

BEDROOM THREE

12'5" x 8'6"

Two double glazed windows to the rear aspect and radiator.

Stairs to -

BEDROOM TWO

12'1" x 9'2"

Two double glazed windows to the rear aspect, built in wardrobes and radiator.

BATHROOM

Bath with shower over, low level WC and wash hand basin. Radiator.

BEDROOM ONE

12'4" x 8'9"

Built in wardrobes, two double glazed windows to the front aspect and radiator.



ENSUITE

Shower, low level WC and wash hand basin with mirror over.

OUTSIDE

Garden to the front and rear aspect, garage and permit parking available.

SERVICES

All mains services are connected. Council Tax Band E.

Broadband - Ultrafast 1800 Mbps / 220 Mbps

Phone Coverage - EE Vodafone - Stong

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available December.

RENT: £1650 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1675. DEPOSIT: £1903, 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		88
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC