



8 Colleton Mews, St Leonards, Exeter, Devon EX2 4AH

A well presented four bedroom unfurnished St Leonards town house located close to the Quay.

Exeter City Centre 1.1 Miles / Exeter St Davids Train Station 1.6 Miles

• Available December • Four Bedrooms • First Floor Sitting Room • Garage/Garden • Central Location Close to Quay • Council Tax Band E • Deposit: £1673 • Term: 6 or 12 Months • Sorry No Pets • Tenant Fees Apply

£1,450 Per Calendar Month

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

DESCRIPTION

A well presented unfurnished St Leonards town house, available to rent 6 or 12 months plus tenancy. First floor sitting room, fully fitted kitchen, dining room, three double bedrooms (two en suite), study/bedroom 4, family bathroom. GCH, DG. Garage, plus off road parking, courtyard garden. Sorry no pets. EPC Band C Tenant Fees Apply.

SITUATION

The property is situated in the popular St Leonards area of Exeter, with easy access to the centre, the Quay, the Hospital and County Hall.

ACCOMMODATION

From front entrance door to hallway with laminated wood flooring. WC and cloakroom. Radiator.

KITCHEN

10'9" x 5'2"

Range of wooden fronted kitchen units with integral double oven and four burner gas hob. Washing machine, fridge/freezer and dishwasher. Beech laminate flooring.

DINING ROOM

12'1" x 8'6"

Fitted carpet, useful under stair storage, patio doors to rear courtyard garden. Radiator.

FIRST FLOOR LANDING

Carpeted stairs and landing lead to

SITTING ROOM

12'1" x 11'5"

Fitted carpet. TV and telephone points. Radiator. (Feature coal effect electric fire not operational).

BEDROOM 4/STUDY

9'2" x 5'2"

Single size. Fitted carpet. Radiator. Telephone point. Window to rear aspect.

BEDROOM 1

11'5" x 10'2"

Double size. Fitted carpet. Radiator. Window to rear aspect. Fitted double mirrored wardrobe.

EN SUITE SHOWER ROOM

Cream suite comprising WC and wash hand basin, shower cubicle. Fitted carpet. Radiator.

FAMILY BATHROOM

Cream suite comprising full size bath, WC and wash hand basin. Mixer shower attachment. Fitted carpet. Radiator.

SECOND FLOOR

Fitted carpet to stairs and landing leads to

BEDROOM 2

11'1" x 7'10"

Small double size. Fitted carpet. Radiator.

BEDROOM 3

11'1" x 8'6"

Double size. Fitted carpet. Radiator.

EN SUITE SHOWER ROOM

Cream suite comprising WC and wash hand basin, shower cubicle with electric shower. Fitted carpet. Radiator.



OUTSIDE

Single garage with power, further fridge. Driveway parking . Rear patio walled garden.

SERVICES

Mains electricity, gas, and water (metered). Exeter City Council Tax Band E.

Ofcom predicted broadband services-

Ultrafast

Download:1000 mbps

Upload: 220mbps

Mobile Coverage - Indoor: EE,, Three, Vodaphone - Limited O2 -

Likely Outdoor: EE, O2, Three, Vodaphone - Likely

DIRECTIONS

From Stags Exeter offices drive to Holloway Street. Turn right into Melbourne Street then first left into Colleton Mews. No 8 will be found on the left hand side.

LETTING

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

£1450 pcm exclusive of all charges. Sorry no pets allowed.

DEPOSIT: £1673 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.

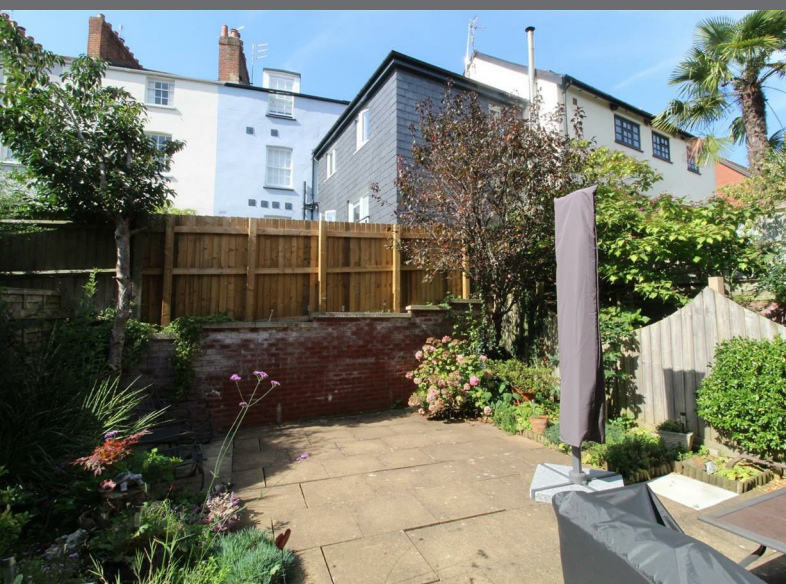
TENANT PROTECTION

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.



21/22 Southernhay West, Exeter, Devon, EX1 1PR
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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		73	83
		EU Directive 2002/91/EC	