



10 Russell Walk, Exeter, Devon EX2 7TN

A well-presented townhouse in the popular development of Kings Heath.

Exeter City Centre 3 miles / M5 (J30) 1.2 miles

• Available Now • 3 Bedrooms • Kitchen & Utility room • Bedroom One with En-suite • Garage • Term: 6 or 12 months • Deposit: £1442 • Council Tax Band D • Sorry No Pets • Tenant Fees Appy

£1,250 Per Calendar Month

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

DESCRIPTION

An upside down townhouse set over three levels. The property is located in the popular development of Kings Heath. The accommodation comprises on the Ground floor; entrance hall with Utility room and cloakroom. First floor; 2 bedrooms (master with en suite shower room). Second floor; double bedroom, kitchen and a double aspect sitting room. There is a garage in a block and a small courtyard to the front of the property. Gas central heating. Sorry no pets. Unfurnished and available now. EPC Band C. Tenant fees apply.

ACCOMMODATION

Accessed via a canopy entrance, front door to:

ENTRANCE HALL

Large under stairs storage cupboard. Cloakroom with low level W.C Door to Utility Room

UTILITY ROOM

Range of wall and base units housing washer/dryer, gas boiler and airer for drying. Door to rear of the property

CLOAKROOM

Low level w.c. and small hand basin

STAIRS TO FIRST FLOOR

Carpeted, window to the front

BEDROOM 3

Single room, carpet, window to the front.

MASTER BEDROOM

Double room, carpet, window to the rear, door to:

EN-SUITE

White suite comprising wash hand basin and w.c., shower enclosure with mains shower.

STAIRS TO SECOND FLOOR

Carpet, window to the front, airing cupboard. Doors to:

KITCHEN

Range of cream wall and base units, dishwasher, fridge freezer, electric cooker, gas hob and extractor over. Window to the side of the property.

BEDROOM 2

Double room, carpet, window to the rear

SITTING/DINING ROOM

Carpet, double aspect room to the front and rear.

FAMILY BATHROOM

White suite comprising wash hand basin, bath and w.c. Frosted window to rear.

OUTSIDE

There is a small private courtyard garden to the front of the house as well as communal gardens and a single garage in a nearby block.

GARAGE

On facing the block, the garage is the 2nd in from the left hand side. 19' x 9'5

SITUATION

Russell Walk is situated in the popular development of Kings Heath, conveniently positioned on the south eastern outskirts of the cathedral



and university city of Exeter. The city provides a wide range of facilities and amenities befitting a centre of its importance including dining, theatre, shopping, sporting and recreational pursuits. There is excellent schooling in the locality, both private and state. The M5 motorway is easily accessible and provides links to the A30 to the east and west as well as A38 and A380 to south Devon. The city centre is within easy access, either by train (Digby & Sowton - 10 minute walk) or bus, and has two mainline railway stations on the Paddington and Waterloo lines, along with an international airport benefitting from daily flights to London.

SERVICES

Mains water, drainage, electricity and gas. Council tax band D (105579901000)

DIRECTIONS

From Exeter City Centre proceed in the direction of the M5, taking Sidmouth Road at the traffic lights to Middlemoor (Devon and Cornwall Police HQ). At the Middlemoor roundabout proceed on the dual carriageway in the direction of the A38. At the second set of traffic lights turn left into Russell Way. At the roundabout take the first exit onto Digby Drive then turn left into Royal Crescent and take the second left into Crown Way. At the top of Crown Way you will enter Russell Walk and the property will be found on the left hand side at the end of the road next to the Archway.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available now. RENT: £1250 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1442 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

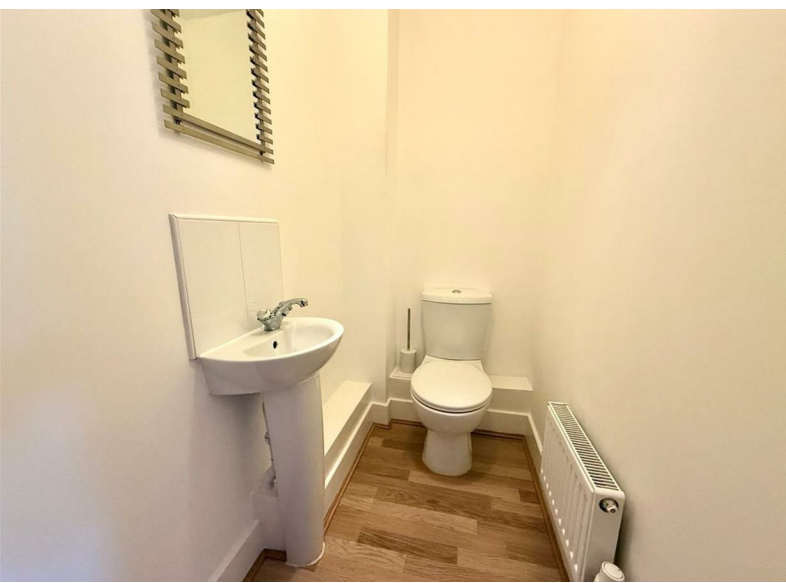
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	73	84
England & Wales		EU Directive 2002/91/EC