



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

A high specification, spacious and stylish ground floor apartment in the sought-after village of Whimple.

Exeter 8 miles

• Two Bedrooms • High specification • Village Location • Underfloor heating • Off-road private parking and ample street parking • Available January • Deposit: £1125 • Term: 6 / 12 months • Council Tax Band B • 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. The ground floor apartment comprises: entrance hall, open plan kitchen/dining/sitting room, 2 double bedrooms and shower room. Parking and communal bicycle store. The apartment has the benefit of electric underfloor heating throughout and is available unfurnished. Available Mid January. Sorry no pets. EPC Band C. Tenant fees apply.

NOTE

The apartment is one of six, high quality apartments developed in 2021.

Furnishings include: Wardrobes, fridge/freezer, washing machine.

Summer House available for £75pcm.

ENTRANCE HALL

Storage cupboard housing a newly fitted 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 1

Double room, carpet, window to the rear.

BEDROOM 2

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 and bicycle storage, plus on street parking available.

SITUATION

Applemead House is 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, family run pubs and a village shop and post office. There is direct rail access into the centre of Exeter.

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. Council Tax Band B.
Phone Coverage - EE Strong / Vodaphone, 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 an assured shorthold tenancy for 6 / 12 months, available unfurnished and is available January. RENT: £975pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1,125 returnable at end of tenancy subject to any deductions (all deposits protected by a Government approved Tenancy Deposit Scheme. 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' RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

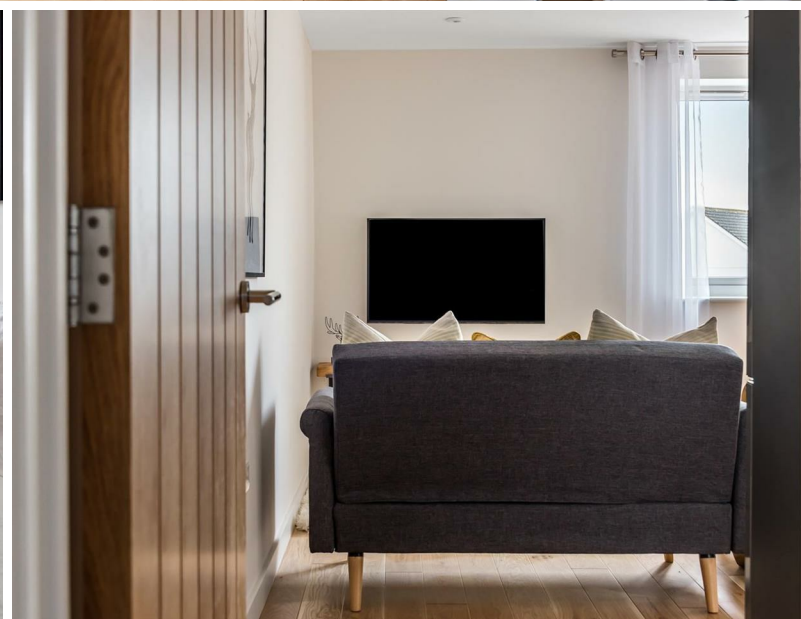
This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7_roadmap.pdf





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	A		
21-91	B		
159-80	C		
155-48	D		
139-54	E		
121-38	F		
11-08	G		
Not energy efficient - higher running costs			
		70	70

England & Wales EU Directive 2002/91/EC