



38 Bapton Close, Exmouth, Devon EX8 3LQ

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A spacious family home having recently been extended and modernised offering adaptable accommodation and beautifully presented private garden.

Sideshore Development/Seafront 2 miles. M&S Foodhall/Train Station 1.25 miles. M5 J30 6.75 miles.

• Available February • Flexible accommodation for multi-generational living • Open plan living • Four double bedrooms (two en suite) • Family bathroom • Workshop • Generous private driveway • Deposit: £1903 • Term: Long Term • Tenant Fees Apply

£1,650 Per Calendar Month

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## DESCRIPTION

No.38 Bapton Close is a detached family home offering adaptable accommodation with open plan living and four bedrooms divided between the ground and first floor. Having recently been modernised and extended by the current owners, the property is beautifully presented throughout with well maintained gardens.

The entrance hall includes doors to ground floor living accommodation and stairs to the first floor. There is a sitting room to the front opening through to the kitchen/dining room beyond. There are internal glass doors between the sitting room and kitchen meaning it can easily be separated. The kitchen/dining room with roof lantern has been extended and has stylish units fitted. To the front is the fourth bedroom, currently used as a study, whilst to the rear is a spacious bedroom making it easily adaptable for multi-generational living. There is also a ground floor bathroom. To the first floor are two double bedrooms; one with en suite shower room and the other with en suite bathroom.

In addition, there is a detached garage with electric and has potential for use as a workshop, hobby room or home office.

Accessed along Bapton Close, a private drive provides parking and access to the workshop beyond. Adjacent to the road is a mature planted border enclosing the front garden with area of lawn. To the rear, is a patio accessed by double doors from the dining room and

pedestrian access from the drive. Predominantly laid to lawn, the rear garden is beautifully presented with timber fence and mature hedge boundaries.

Available February, Tenant Fees Apply.

## SITUATION

Exmouth is situated on the South Coast of East Devon, where the River Exe meets the sea, and is the gateway town to the western end of the Jurassic coastline. Along with the sandy beach, the town offers a diverse selection of shopping, dining and things to do, including top quality water sports, fantastic routes for cycling and walking, along with popular marina and train station with direct line to Exeter. There is a good selection of primary, secondary and private schools. The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter Airport.

## SERVICES

All mains services connected. Council Tax Band D.  
Broadband - Ultrafast 10000 Mbps  
Phone Coverage - EE and Vodafone Strong  
Provided by Ofcom.

## DIRECTIONS

From Exeter head towards Exmouth on the A376 (Exeter Road). On entering Exmouth turn left at the traffic lights onto Gipsy Lane. As





you come down the hill into Exmouth take the left into Featherbed Lane turning right at the end of the road into Hulham Road. Continue straight across at the mini roundabout and take the next left into Bapton Lane and then next left into Bapton Close. Follow the road around to the left and the property will be found on the right identified by a Stags for sale board.

### LETTINGS

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available February. RENT: £1650 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1675pcm. DEPOSIT: £1,903 returnable at end of tenancy subject to any deductions. Held with My Deposits. 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

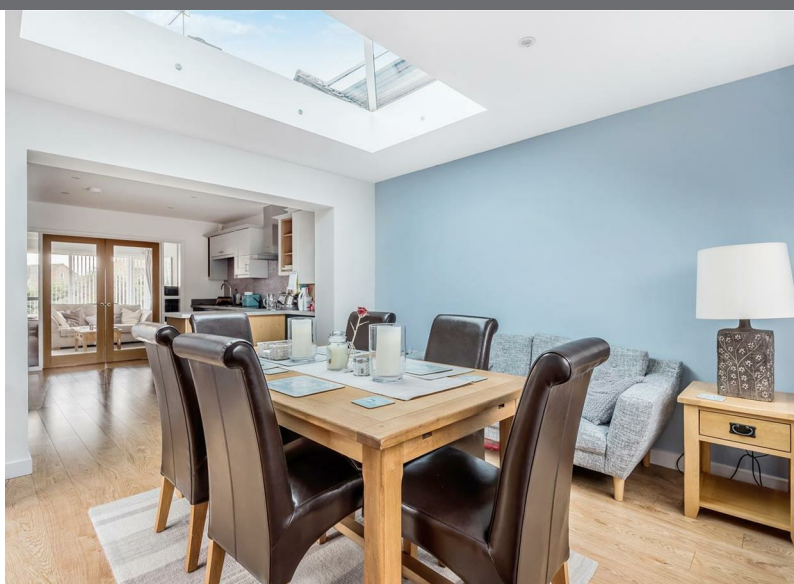
It has been confirmed that phase one of the act will be implemented on 1st May 2026.

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

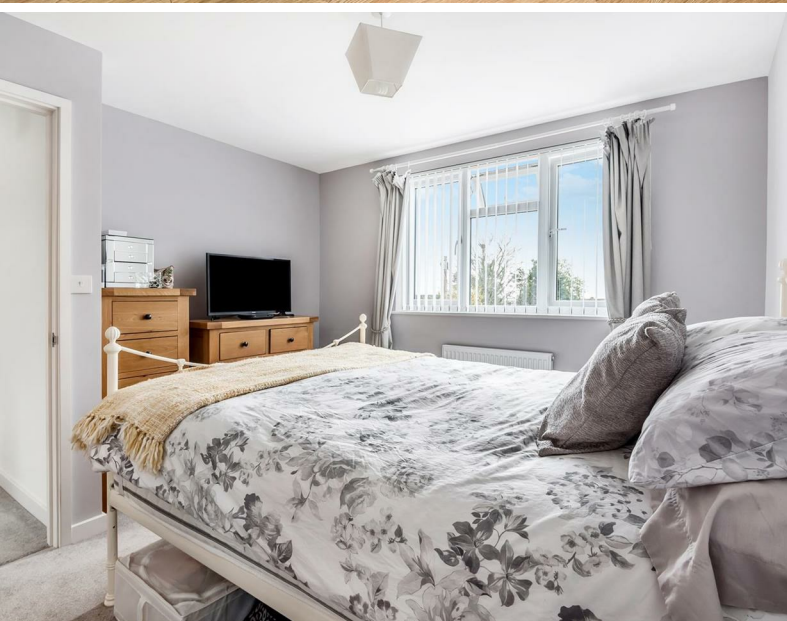
This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

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

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7\\_roadmap.pdf](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		
(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		
	72	85
EU Directive 2002/91/EC		