



The Old Chapel Dry Lane, Christow, Exeter, EX6 7PQ

A former Baptist Chapel that has been converted into a spacious detached home in the popular village of Christow.

Exeter City 10.2 Miles / Newton Abbot 12.6 Miles

• Available August • 3 Double Bedrooms • 3 Ensuites • Open Plan Kitchen / Dining Room • Garden to Rear • Pets Considered (Terms Apply) • Council Tax Band E • Term: 6 Months Plus • Deposit: £1730 • Tenant Fees Apply

£1,500 Per Calendar Month

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



DESCRIPTION

A former Baptist Chapel that has been converted into a spacious three bedroom detached home in the popular village of Christow. The property comprises sitting room, kitchen/dining room, utility room, downstairs cloakroom, study and three ensembles. Outside is a charming enclosed garden with lawn and decking area. Parking available for 1 x car. Available early August. Pets Considered (Terms Apply). Tenant Fees Apply.

ACCOMMODATION

Front door opens into -

SITTING ROOM 20'0" x 14'5"

A well proportioned room with the original pine flooring. Two radiators. Double glazed window to side and front with views over the village. TV aerial point. Double doors through to:

INNER HALL / STUDY 19'10" x 7'1"

Stairs to first floor with storage space under. Radiator. Double glazed window to front with views. Telephone point. Opaque double glazed window to side. Door to:

KITCHEN/DINING ROOM 22'3" x 11'5"

Double doors back through to the sitting room. Fitted kitchen with range of cupboards and drawers under and matching cupboards above. Inset one and a quarter stainless steel sink unit with mixer tap. Integrated dishwasher and fridge. Four ring AEG ceramic hob with stainless steel AEG electric fan assisted oven and grill under

and stainless steel extractor over. Radiator. Space for table and chairs. Double glazed windows to either side. Door to:

UTILITY / STORAGE ROOM

Space and plumbing for washing machine. Space for free standing fridge / freezer with storage area above. Radiator. Part double glazed stable door giving access to paved area to the side.

DOWNSTAIRS CLOAKROOM

Wash hand basin, low level WC and radiator. Extractor fan.

From the inner hallway stairs lead to -

LANDING

Built in airing cupboard housing water cylinder. Doors to -

BEDROOM ONE 16'0" x 12'1"

Two radiators. T.V aerial point. Telephone point. Arched opaque double glazed windows and arched double glazed window with far reaching views over the surrounding countryside. Double doors with original latch to -

ENSUITE

Bath with shower over and separate shower hose. Wash hand basin and low level WC. Window to the side aspect and heated towel rail.

BEDROOM TWO 11'1" x 10'9"

Radiator. T.V aerial. Telephone point. Arched double glazed window to side.



ENSUITE

Shower, wash hand basin and low level WC and heated towel rail. Arched window to the side aspect.

BEDROOM THREE 12'5" x 12'1"

Two radiators. Arched opaque double glazed window to side and two arched double glazed windows to front with aspect over the village to the surrounding countryside.

ENSUITE

Bath with shower hose, wash hand basin and low level WC. Mirror and window to the side aspect.

NOTE

The loft is partially boarded giving great storage space.

OUTSIDE

To the rear of the property is an enclosed garden with mature shrubs, decking and lawn area. Parking for 1 x car to the front.

SERVICES

Oil fired central heating, mains electric and water. Council Tax Band E.

LETTING

The property is available to let on a assured shorthold tenancy for 6 plus, unfurnished and is available September. RENT: £1500 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,575. DEPOSIT: £1,730,

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.





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		70	79
(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	