



18 Brownings Mead, Dunsford, Exeter, EX6 7JJ

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Nestled in a sought after village on the edge of Dartmoor National Park.

Dunsford / Exeter 8.5 Miles

• Available Now • Two Bedrooms • Modern Kitchen • Low Maintenance Garden • Summer House / Office • Garage and Driveway Parking • Council Tax Band C • EPC Band E • Deposit £1442 • Tenant Fees Apply

£1,250 Per Month

01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)

## DESCRIPTION

Nestled in a sought after village on the edge of Dartmoor National Park, this beautifully presented two bedroom semi detached home combines modern comfort with an enviable countryside setting. Inside the property comprises kitchen, open plan sitting/dining room, downstairs cloakroom and family bathroom on the first floor. To the outside of the property there is a private driveway, detached garage, and attractive low maintenance gardens with summer house/office. Available Now. Council Tax Band C. Tenant Fees Apply.

## ACCOMMODATION

Front door opens into -

## VESTIBULE

Storage cupboard with shelf and window to the front aspect.

## ENTRANCE HALLWAY

Radiator, stairs leading to first floor and doors to -

## DOWNSTAIRS CLOAKROOM

Low level WC, wash hand basin with cupboard under. Radiator and obscure window to the side aspect.

## KITCHEN

10'0" x 7'3"

Floor and wall mounted cupboards and drawer units. Electric four ring hob with extractor over. Sink with drainer and mixer tap. Space for white goods. Window to the rear aspect looking over the garden. Radiator. Door to -

## SITTING /DINING ROOM

22'10" x 8'11"

Two x radiators, wall tv point and windows to the front and rear. Door to steps leading down to the rear garden.

## BEDROOM ONE

14'2" x 11'1"

Window to the front aspect, radiator and wardrobe with shelving and hanging rail.

## BEDROOM TWO

11'4" x 10'5"

Radiator and window to the rear aspect.

## BATHROOM

Bath with separate shower, low level WC and wash hand basin set in vanity unit. Mirror with light and heated towel rail. Obscure window to the rear aspect.

## OUTSIDE

Low maintenance garden to the rear of the property with summer house/office (electric). Garage with electrics and driveway parking for two cars.

## SERVICES

Mains Water, LPG Gas, Council Tax Band C (Teignbridge District Council Council)

Broadband - Standard 16 Mbps 1 Mbps

Phone Coverage - EE Strong / Vodafone, Three, O2 Limited Provided by Ofcom.

## LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1250pcm exclusive of all charges. 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.

The Landlord would prefer no pets residing at this property.

## HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

## 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

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.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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@StagsProperty



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	39	54
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	