



16 Kinnerton Court, Kinnerton Way, Exeter, Devon EX4
2EZ

A south facing ground floor apartment with
courtyard garden.

City Centre 1.5 miles M5 J29/J30/J31 4.5 miles

• Available August • Single Bedroom • Modern • Open Plan Kitchen / Sitting
Room • Courtyard garden • Parking • Deposit: £865 • Term: Long
Term • Council Tax Band A • Tenant Fees Apply

£750 Per Calendar Month

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

DESCRIPTION

A purpose built ground floor apartment with courtyard garden. The apartment is accessed via a communal entrance door with intercom entry system. Accommodation comprises: entrance hall, bathroom, single bedroom, open plan kitchen/sitting room. Unfurnished. To the outside is a south facing courtyard garden accessed through patio doors. There is a large car park which provides off road parking for the residents of the complex. Available August. EPC Band E. Tenant fees apply.

ACCOMMODATION

Front door leads to hallway with doors to -

KITCHEN / SITTING ROOM

Kitchen with floor and wall mounted cupboards and drawer units. Built in electric oven with electric hob and extractor over. Sink with drainer and mixer tap over. Integrated fridge / freezer and space for white good under counter. Night Storage heater. Patio doors lead out to the courtyard garden.

BEDROOM

A single bed sized room with window on south side. Electric heater.

BATHROOM

Shower cubicle, low level WC and wash basin. Cupboard with Fortic water cylinder.

OUTSIDE

At the rear on the south side is a secure walled garden of paving slabs and slate chippings. Parking at the front for residents and guests.

SERVICES

Mains electricity, water and drainage. Electric heating. Key meter for electricity. Council Tax Band A. EPC C. Broadband Speed - Superfast 32 Mbps 6 Mbps Phone Coverage - EE Vodaphone Strong Ofcom provided.

DIRECTIONS

From Exeter city centre, proceed across Exe Bridges roundabout taking the third exit into Okehampton Street. At the end of this road, turn right at the traffic lights into Exwick Road and continue, passing Station Road on the right, and take the first exit at the roundabout into Kinnerton Way. Proceed for a short distance and Kinnerton Court will be found on the left, immediately after the turning on the right onto Farm Hill.

SITUATION

Exwick is situated on the western outskirts of Exeter, approximately 1.5 miles from the city centre, with nearby local amenities including shops, pubs, primary school and health centre, whilst benefitting from easy access to a regular bus route to both the city centre and St David's Railway Station. The cathedral and university city of Exeter has a fantastic range of amenities, including sporting and leisure facilities and a wealth of excellent shopping and dining.

The M5 is easily accessible and provides links to the A30 and A38 trunk roads. There are two mainline railway stations on the Paddington and Waterloo lines and an international airport with daily flights to London.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £750pcm exclusive of all charges. DEPOSIT: £865 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.

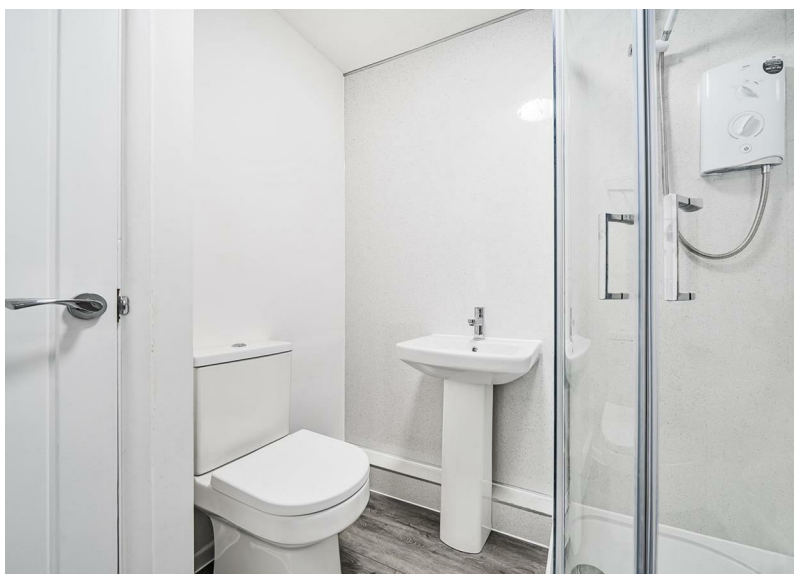
RENTERS' RIGHTS ACT

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.

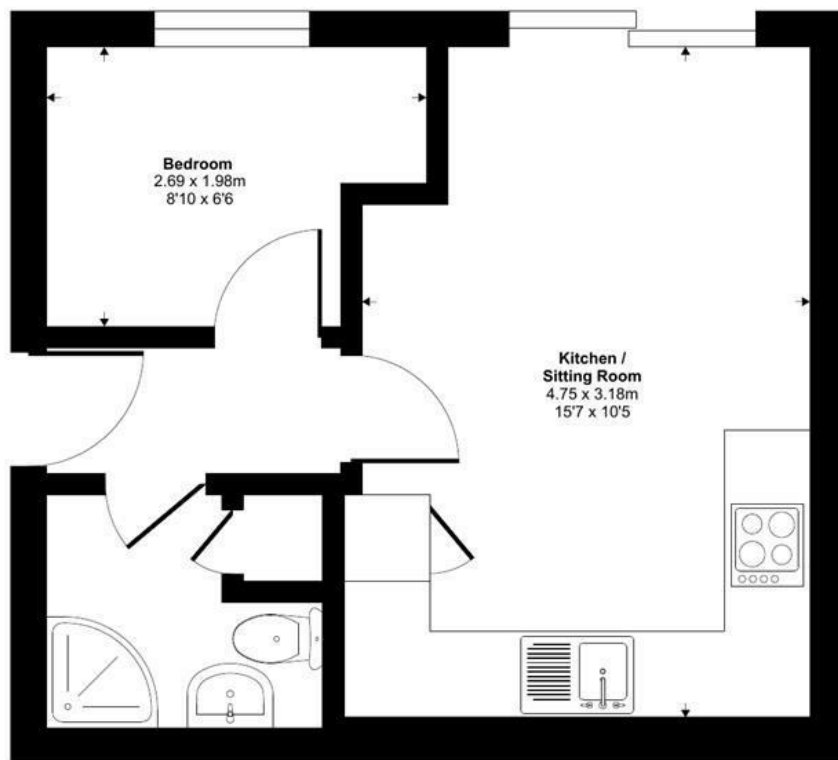
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://stags.co.uk).



Approximate Area = 278 sq ft / 25.8 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2022. Produced for Stags. REF: 1019439

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		
(82 plus) A		
(61-81) B		
(55-60) C		
(45-54) D		
(35-44) E		
(21-34) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC