



Berrybrook House Berrybrook Meadow, Exminster,
Exeter, Devon EX6 8UA

A well presented three bedroom detached house
in the popular village of Exminster.

Exeter St Davids 4.9 miles / Exeter 5 miles / M5 9.9 miles

• Available End of June • Detached House • Three Bedrooms • Gas Central Heating • Garage / Garden • Driveway Parking • Deposit: £1442 • Council Tax D • Long Term • Tenant Fees Apply

£1,250 Per Calendar Month

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

DESCRIPTION

A well presented three bedroom detached house in the popular village of Exminster. The property comprises sitting room, dining area, kitchen, bedroom one with ensuite and family bathroom. Low maintenance enclosed garden to the rear, garage and parking. Available End of June. Tenant fees apply.

ACCOMMODATION

The front doors opens in to -

ENTRANCE PORCH

Coat hooks, radiator and window to the side aspect,

SITTING ROOM 15'1" x 11'1"

Feature fireplace with mantle over, window to the front aspect and radiator.

DINING AREA 11'1" x 7'10"

Under stairs storage cupboard, sliding patio door to garden and radiator.

KITCHEN 11'1" x 8'10"

Floor and wall mounted cupboards and drawer units. Sink with drainer with mixer tap over. Undercounter space for white goods, built in oven with four ring electric hob and extractor over. Built in microwave. Back door opens into rear garden and radiator.

From the dining/sitting room stairs lead to -

LANDING

Window to the side aspect, airing cupboard and radiator. Doors open in to -

BEDROOM ONE 10'5" x 10'0"

Built in wardrobe with sliding mirrored doors and built in cupboard unit. Window to the rear aspect and radiator.

ENSUITE

Shower, low level WC and wash hand basin with mirror over, Radiator.

BEDROOM TWO 11'1" x 7'2"

Built in wardrobe with sliding mirrored doors, window to the front aspect and radiator.

BEDROOM THREE 9'11" x 7'2"

Window to the front aspect, mirror and radiator,

BATHROOM

Bath, low level WC and wash hand basin with mirror over. Towel rail and radiator. Obscure window to the rear aspect.

OUTSIDE

Enclosed patio garden to the rear, garage and parking.

SERVICES

Mains electricity, gas, and water. Council tax band D.
Phone Coverage - EE Strong / Vodaphone / Three / O2 Average
Broadband Speed - Ultrafast 1800 Mbps / 300 Mbps

SITUATION

Exminster is a thriving village on the edge of Exeter. The village has a strong community centred on a well-regarded Pre-School (Ofsted: Outstanding), Primary School (Ofsted: Good), The New School, an independent, for ages 3 to 7 (Ofsted: Outstanding). There is a village hall that frequently holds various activities. Exminster has a central retail area



that provides a local Tesco, post office, cafe, hairdresser, delicatessen and doctors surgery. Two pubs serve the village; a further pub is positioned on the edge of the village. For golfers, the Exminster Golf Centre provides a wonderful 9 hole course. Nearby are peaceful riverside, canal and countryside walks including the RSPB's reserve on Exminster Marshes. The university and cathedral city of Exeter boasts a wide range of shopping, amenities and schooling as would be expected of a city of its importance. There are good rail communications to Paddington and Waterloo.

DIRECTIONAL NOTE

From Exeter's Countess Wear roundabout, turn right onto Bridge Road. At the next roundabout take the first exit signposted to Dawlish. Continue along the A379, ignoring the first right turn in Exminster, until the roundabout. Take the 3rd exit into the village. At the next roundabout, before the Royal Oak Inn, take the 3rd exit onto Berrybrook Meadow, the property can be found on your right hand side.

LETTING

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

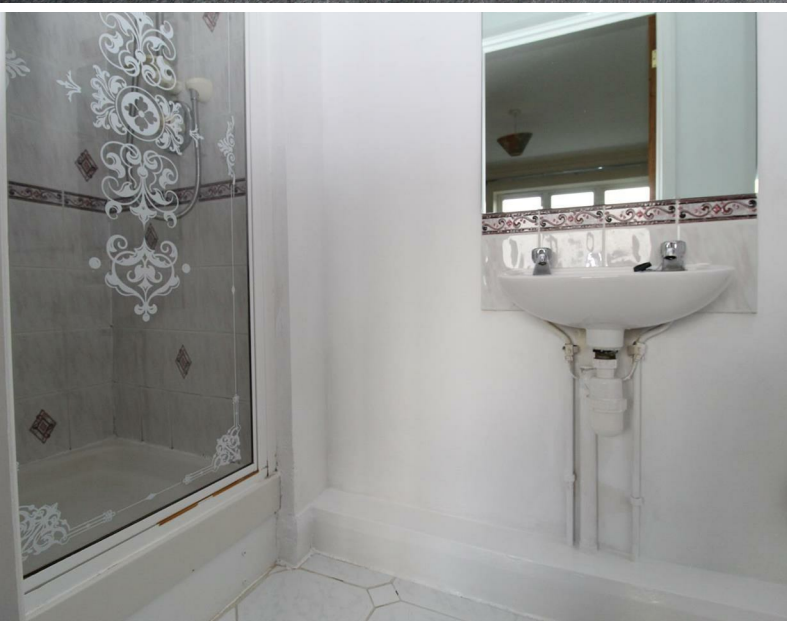
The first phase of the Renters Rights Act was implemented on the 1st May 2026.

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](https://www.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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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		
	(1-20) G		
Not energy efficient - higher running costs			
		64	80
England & Wales		EU Directive 2002/91/EC	