



5 Ruby Red Row, Topsham, Exeter, Devon EX2 7TP

---

A three bedroom semi detached town house situated within the popular Seabrook Orchards development in Topsham, providing great links to Exeter city centre, M5 and Topsham.

Exeter City Centre 4.6 Miles / Topsham 1.3 Miles /

• Available July • Three Bedroom Semi Detached • Open Plan Living • Enclosed Garden • Driveway Parking • Deposit: £2076 • Council Tax Band D • EPC B • Tenant Fees Apply

£1,800 Per Calendar Month

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

## DESCRIPTION

A three bedroom semi detached town house situated within the popular Seabrook Orchards development in Topsham, providing great links to Exeter city centre, M5 and Topsham. The property comprises open plan kitchen, sitting and dining room. Downstairs cloakroom and utility. Bedroom one with ensuite and family bathroom. Outside an enclosed garden to the rear and driveway parking. Available July. EPC band B. Tenant Fees Apply.

## ACCOMMODATION

Front door opens into entrance hallway with radiator. Door to -

### SITTING ROOM 14'1" x 11'5"

Window to front aspect and 2 x radiators.

### KITCHEN 10'2" x 9'10"

Floor and wall mounted cupboards and drawer units. Integrated appliances including fridge/freezer and dishwasher. Sink with drainer and mixer tap. Four ring gas hob and extractor over.

### DINING AREA 15'5" x 8'6"

Patio doors out to garden and radiator.

### UTILITY AREA 6'2" x 5'2"

Floor and wall mounted cupboard and drawer units.

### CLOAKROOM

Low level WC and wash hand basin.

From the entrance hallway stairs lead to -

## FIRST FLOOR

### LANDING

Window to the front aspect and doors to -

### BEDROOM TWO 16'7" x 8'6"

Window to the rear aspect and radiator.

### BEDROOM THREE 10'2" x 8'6"

Window to the front aspect and radiator.

### BATHROOM

Bath with shower hose, separate shower, low level WC and wash hand basin with mirrored cabinet over. Window to the rear aspect.

Stairs to -

## SECOND FLOOR

### BEDROOM ONE 14'5" x 11'9"

Window to the front aspect, cupboard with shelving and radiator.

### DRESSING AREA 7'2" x 5'10"

Velux window and radiator.

### ENSUITE

Shower, low level WC and wash hand basin. Radiator and Velux window.

### OUTSIDE

Enclosed garden to the rear with patio and lawn area. Driveway parking for two cars. Sorry garage not included.



## NOTE

Available for a limited rental period of approximately 12 months due to landlord's planned return to occupy the property.

## SERVICES

Mains gas, electric and water. Council tax band D.  
Broadband - Ultrafast 1800 Mbps 220 Mbps  
Phone Coverage - EE Strong / EE Strong / Vodafone Strong

## LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available Early July. RENT: £1800 pcm exclusive of all charges. DEPOSIT: £2076 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. Pets may be considered at this property subject to a vetting application.

## 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.



21/22 Southernhay West, Exeter, Devon, EX1 1PR  
 01392 671598  
 rentals.exeter@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B		84	94
(69-80) C			
(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	