



## 3 Winscott Cottages , Newton St. Cyres, Exeter, Devon EX5 5AJ

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A charming three bedroom semi detached house situated in a rural location only 10 minutes from Exeter City Centre. The property comprises kitchen, two reception rooms and bathroom. Garden and parking for two cars.

Exeter 4.8 miles

• Available May • Three Bedrooms • Kitchen • Garden and Parking • Outskirts of Exeter City • Council Tax Band C • Deposit: £1500 • Pets Considered • Tenancy Term: 12 Months • Tenant Fees Apply

**£1,300 Per Calendar Month**

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## DESCRIPTION

A charming three bedroom semi detached house situated in a rural location only 10 minutes from Exeter City Centre. The property comprises kitchen, two reception rooms and bathroom. Garden, outside storage and parking for two cars. Deposit: £1500. Pets Considered. Tenant Fees Apply. Available now.

## ACCOMMODATION

Steps lead to front door which opens into entrance hallway with radiator, door to -

### SITTING ROOM 14'5" x 9'6"

Feature fireplace, cupboard in alcove and radiator. Window to the front aspect.

### DINING ROOM / RECEPTION TWO 14'1" x 11'5"

Small storage cupboard, window to the rear aspect and radiator. Door to storage cupboard with work top and cupboards, radiator and obscure window to the side aspect.

### KITCHEN 8'6" x 5'10"

Floor and wall mounted cupboards and drawer units. Sink with drainer and mixer tap over. Under counter space for white good and space for electric cooker with extractor over.

Window to the side aspect. Door out to lean to with back door out to the garden. Door to -

## BATHROOM

Low level WC, wash hand basin and bath with electric shower over. Radiator and two windows to the side aspect.

From reception two, stairs lead to -

## LANDING

Doors to -

### BEDROOM ONE 12'9" x 10'9"

Feature fireplace, window to the front aspect and radiator.

### BEDROOM TWO 15'5" x 8'2"

Feature fireplace, radiator and window to the rear aspect.

### BEDROOM THREE 9'6" x 7'6"

Window to the front aspect and radiator.

## OUTSIDE

A good sized enclosed garden, outbuilding with electric and plumbing. Parking for two cars available and further storage shed.



## SERVICES

Oil fired central heating, mains electric, Council Tax Band C. The Landlord makes a charge of £50 per calendar month for water and private drainage which would need to be paid monthly by the successful applicant.

## DIRECTIONS

On leaving Exeter proceed on the A377 signposted Crediton. Turn right down Langford Lane and take the first left as if you were going to Sweetham and the property can be found on the right hand side with parking directly opposite.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available now. RENT: £1300 pcm exclusive of all charges . Pets considered. Where the agreed let permits pets the RENT will be £1325. DEPOSIT: £1500 returnable at end of tenancy subject to any deductions. Held with the Deposit Protection Scheme. 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

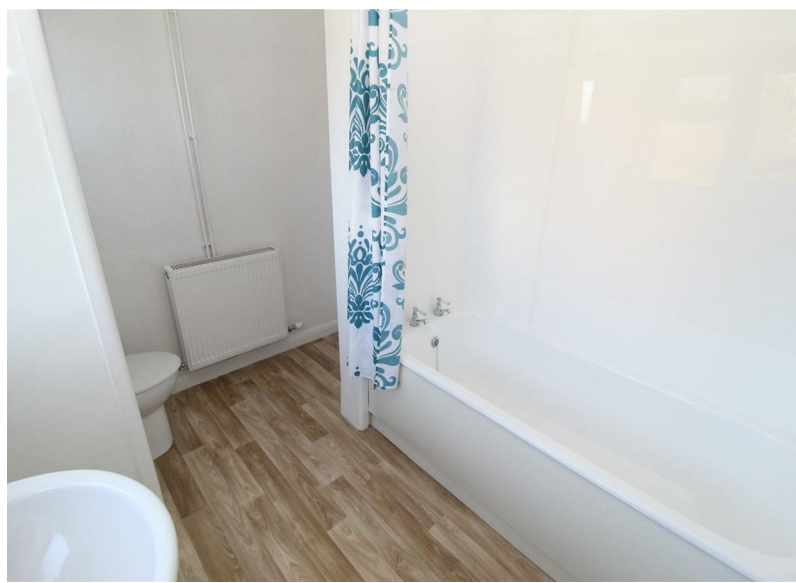
information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees 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.

## RENTERS RIGHT BILL

The Renters Right Bill is expected to be implemented within the next 6 to 12 months. This legislation will introduce a number of significant changes to the rental sector, including the abolition of fixed-term tenancies in favour of open-ended, periodic agreements. For further information and guidance, please contact our office or visit our website at [stags.co.uk](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk). - As above.





**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		46	
(21-38) F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales			74
			EU Directive 2002/91/EC