



Flat 6 78 Hoker Road, Wonford, Exeter, Devon EX2 5JA

A modern first floor apartment close to the RD&E Hospital.

Exeter City Centre 1.8 miles M5 (J29) 1.7 miles

• Available Mid September • Sitting / Dining Room • 2 Bedrooms (one en-suite) • Allocated Parking Space • Deposit: £1269 • Council Tax Band A • Term: Long Term • EPC Band C • Tenant Fees Apply

£1,100 Per Calendar Month

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

DESCRIPTION

A modern unfurnished apartment close to the RD&E Hospital. Located in a block of only six apartments that benefit from one allocated parking space per apartment and a communal garden area. The accommodation comprises; entrance hall, lounge/dining room, kitchen with fully fitted appliances, bathroom with shower over the bath, two bedrooms, master with en-suite shower room. Gas central heating. Double glazed. Unfurnished. Available Mid September . EPC Band B. Tenant Fees Apply.

ACCOMMODATION

Leading from the private parking area laid to brick paving, entrance door to well kept communal hallway. Main door to apartment.

ENTRANCE HALL

Carpet and inset door mat, doors leading off. Useful storage cupboard. Radiator

LOUNGE/DINING ROOM

Light and spacious room with two windows looking onto the street, carpet, archway leading to

KITCHEN

Good sized kitchen fitted with both wall mounted and floor standing kitchen units, rolled edge stone effect worktops to slate style ceramic splashback, fitted dishwasher, freestanding washer/dryer, fridge/freezer and electric oven with four burner gas hob, gas combination boiler installed for the heating and hot water, 1.5 stainless steel sink with mixer tap, window looking to the front of the development. Tile effect vinyl flooring.

BATHROOM

White ceramic suite fitted comprising of a WC, handbasin, bath with mixer shower fitted over with glass shower screen, light stone effect ceramic tiles with decorative border. Oval mirror with shaver light above the handbasin and large mirror fitted over the bath. Ladder style towel rail. Vinyl flooring.

BEDROOM ONE

Double room, carpet, window overlooking the courtyard to the rear of the property, double fitted wardrobe, door leading to -

EN-SUITE SHOWER ROOM

White ceramic suite comprising of WC, handbasin, glass shower cubical with mixer shower fitted, vinyl flooring, ladder style heated towel. Ceramic stone effect tiles fitted.

BEDROOM TWO

Small double bedroom with single fitted wardrobe and window looking over the courtyard.

OUTSIDE

Brick laid courtyard for parking and shopping drop off point, paved pathway to street, wooden gate to fenced communal lawned area. Locked and enclosed bin store. One allocated parking space.

SERVICES

Mains water, gas, electric (all metered), Council Tax Band A (103320607806).

SITUATION

The property is well positioned allowing for easy access to the RD&E Hospital, Exeter Business Park, the City Centre, the M5/A38/A30 Motorways and Exeter International Airport. A local shop being across from the development offers day-to-day items and the district of Heavitree has a supermarket and an express supermarket, bakers, cobblers, restaurants, take aways and a Post Office. There are bus stops nearby offering good access links to the City Centre.

DIRECTIONS

From the City Centre, continue East out of the city along Heavitree Road passing the Police Station, straight on through the traffic lights joining Fore Street. Continue along Fore Street passing Heavitree shopping area into East Wonford Hill. Turn right into Salters Road. Continue along Salters Road until the roundabout by the local shop. Turn right at the roundabout where the entrance to the development will be found.

What3words : manage.pitch.safe

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available mid September. RENT: £1100 pcm exclusive of all charges. DEPOSIT: £1269 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

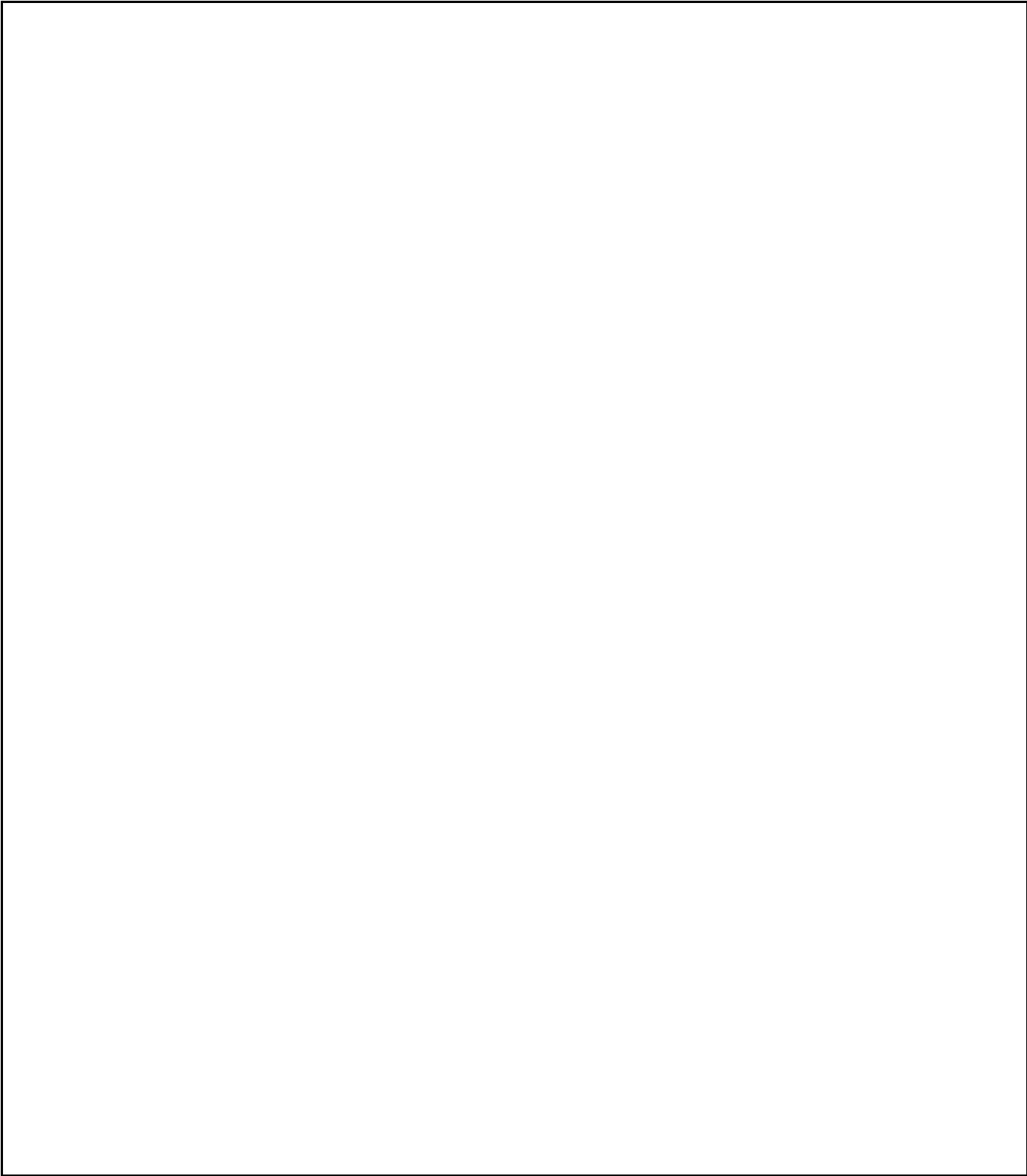
The first phase of the Renters Rights Act was implemented on the 1st May 2026.

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		
(82 plus) A		
(81-81) B		
(69-80) C	75	75
(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		