



STAGS

4 Coronation Road, Exeter, Devon EX2 5BZ

A well presented three bedroom house close to the RD&E Hospital.

City Centre 1.8 miles

• Good Transport Links • Sitting/Dining Room • Garden/Parking • Pets considered • Available June • Council Tax Band • Long Term Let • Deposit £1,384 • Council Tax Band C • Tenant Fees Apply

£1,250 Per Calendar Month

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

DESCRIPTION

A well presented three bedroom property close to the RD&E Hospital. Accommodation comprises; entrance Hall, sitting/dining room, kitchen, 3 bedrooms and a bathroom, Parking Space for one vehicle. Rear garden. Gas fired central heating. EPC Band C. Available June. Tenant fees apply.

ACCOMMODATION

UPVC front door to:

ENTRANCE HALL

Radiator, carpet, stairs to first floor.

STAIRS AND LANDING

From the entrance hall, carpeted stairs lead to the first floor landing with white banisters. Airing cupboard with hot water cylinder, hanging rail and shelf.

CLOAKROOM

White suite comprising low level WC and wash hand basin with tiled splashback, carpet, obscure glazed window, extractor fan, radiator.

SITTING/DINING ROOM

A good sized room with sliding patio doors to the rear garden, two radiators, understairs cupboard.

KITCHEN

Fitted with a range of pale wood effect wall and base units with roll edged work surfaces, inset stainless steel 1 ½ bowl sink, space and plumbing for washing machine, electric oven, four ring gas hob and extractor hood over, integrated fridge/freezer, ceramic tiled splashback, wall mounted gas boiler, wood effect vinyl flooring, window to front aspect.

BEDROOM 1

Double room with window to the front aspect. Built-in double wardrobe, carpet, radiator.

BEDROOM 2

Double room with window to the rear aspect, carpet, built-in double wardrobe, radiator.

BEDROOM 3

Single room with window to the front aspect, carpet, radiator.

BATHROOM

Fitted with a white suite comprising panelled bath with shower over, low level WC and pedestal wash hand basin. Tiled splashbacks, extractor fan, obscure glazed window to the rear, mirrored medicine cabinet, shaver point, wood effect vinyl flooring.

OUTSIDE

The enclosed rear garden is mainly laid to lawn with gate leading to the parking area. There is one allocated parking space in the rear car park and understand that residents' permits may be purchased to park in Coronation Road.

SERVICES

Metered gas, water and electricity. Council tax band C (101158200400)
Phone Coverage - EE, Three and Vodaphone Strong
Broadband - Ultrafast 1800 Mbps 220 Mbps
Provided by Of Com

SITUATION

The property is situated in the residential area of Wonford which offers



easy access to the RD&E Hospital. Amenities are nearby in the form of a local shop and Lidl's supermarket. The popular residential area of Heavitree is within easy reach and offers two supermarkets and various other small shops. Being on the East side of the city the property benefits from being within a reasonable distance to Exeter Business Park and the M5 Motorway. There are also frequent bus services 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 to include a Tesco Express, going down Fore Street which then turns into East Wonford Hill, turn right into Salters Road. Continue along Salters Road until the roundabout by the local shop, go straight over the roundabout into the one-way system. When reaching the next roundabout turn right into Wonford Street. On reaching the roundabout adjacent to Lidl's, turn left and at the next roundabout also turn left into Coronation Road where number 4 will be found on the left.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available June. 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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