



8 Queensland Drive, Pennsylvania, Exeter, Devon EX4
5AZ

A well presented house situated within the
favoured residential area of Pennsylvania.

Exeter City Centre 2 Miles

• Three Bedrooms • Popular Location • Fitted Kitchen • Garage & Parking
Space • Gardens • Available September • Council Tax Band C • Deposit:
£1557 • EPC C • Tenant Fees Apply

£1,350 Per Calendar Month

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

DESCRIPTION

A well presented semi-detached three bedroom house situated within the favoured residential area of Pennsylvania. The accommodation comprises; entrance hall, open plan sitting/dining room, modern kitchen, three bedrooms and bathroom. To the outside there is an off-road parking space, a garage to the front and well stocked garden with lawn and terrace to the rear. Unfurnished. Gas central heating. EPC Band C. Available September. Tenant fees apply.

ACCOMMODATION

Upvc partly glazed door with matching side panel to:

ENTRANCE HALL

Carpet, stairs leading down to two of the bedrooms and bathroom. Useful storage cupboard housing the combination boiler. Doors leading off.

SITTING/DINING ROOM

20'8" x 12'9" narrowing to 9'2"

Generous in size sunny and south facing room with two double glazed windows looking to the rear of the property and beyond towards woodland. Carpet.

KITCHEN

7'10" x 6'10"

Fitted kitchen comprising; contemporary style wall and base units with stone effect worktops and ceramic tile splashback with coloured glass splashback behind the fitted four burner gas stainless steel hob and matching cooker hood over. Fitted electric oven and 1½ bowl stainless steel sink. Vinyl flooring. Window looking to the side of the property.

BEDROOM 3/STUDY

7'10" x 6'10"

Single bedroom or would make an ideal study, carpet, window looking to the front of the property.

STAIRS

Carpet, good sized storage cupboard, doors leading off.

BEDROOM 1

14'9" x 11'1"

Good sized double room with double fitted wardrobes in recess, Upvc window and door accessing the garden, carpet.

BEDROOM 2

10'2" x 9'6"

Double in size, carpet, window looking to the rear of the property over the garden.

BATHROOM

Modern white bathroom suite comprising a panel bath with mixer shower over and glass shower screen, WC and hand basin. Heated towel rail, ceramic tiles to walls. Obscured window.

OUTSIDE

At the front of the property there is an off-road parking space in-front of the garage which has an up and over door, light and power. A paved path runs down to the main entrance door and to the side walkway accessing the gardens and shed. There is also a lawned area at the front of the property. The rear garden which is south facing has well stocked and established borders with a lawned area and paved terrace.

SITUATION

The property situated in an elevated position on the edge of Exeter, providing easy access to Crediton, Exeter and Tiverton. St Davids train station are approximately 1.5 miles away, providing regular services to



London Paddington. Exeter International Airport is located just 9 miles away.

Exeter provides a good level of amenities including: supermarkets, theatre, museum, leisure centres, restaurants, Exeter College, a number of private and state schools. The property is also in close proximity to Exeter University.

SERVICES

Mains gas central heating. Mains water, drainage and electric. Council Tax Band C.

DIRECTIONS

From Stags city centre offices, drive through Longbrook Street to the top of Pennsylvania Road taking the right hand turn into Rosebarn Lane and then after a short distance left into Collins Road. Continue along Collins Road taking the left hand turn into Stoke Valley Road, take the first right onto Queensland Drive and number 8 will be found on the right hand side.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available September. RENT: £1350pcm exclusive of all charges. DEPOSIT: £1557 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. 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' RIGHTS ACT

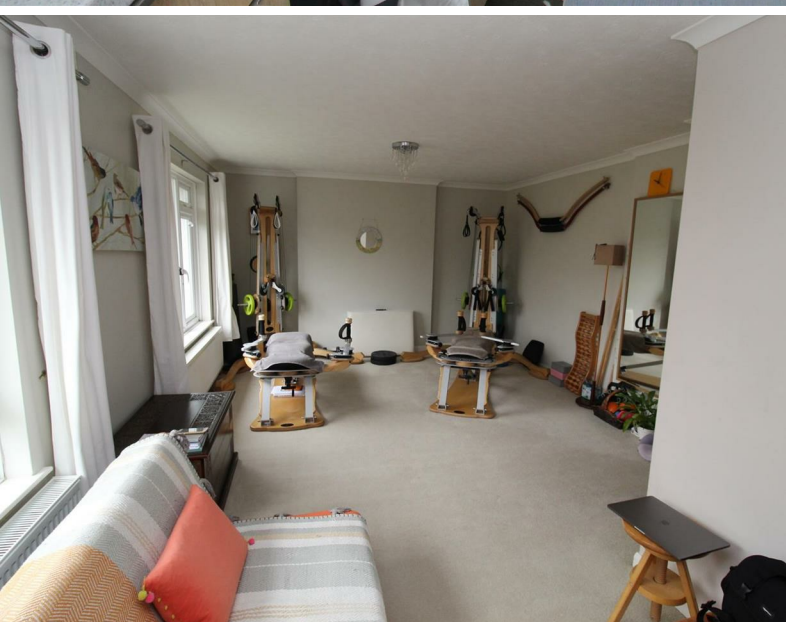
The first phase of the Renters Rights Act was implemented on the 1st May 2026.

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.





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 plus) A		
(81-91) B		86
(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

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