

STAGS

4 Lea Dene 34 Alphington Road, Exeter, Devon EX2 8HN

Situated in a convenient location on Alphington Road is this lovely light and airy two double bedroom apartment close to local amenities with easy access to the city centre.

Alphington

• Available November • Two Double Bedrooms • First Floor Apartment • Unfurnished • Allocated Off Road Parking • Council Tax Band A • EPC C • Deposit: £1211 • Council Tax Band: A • Tenant Fees Apply

£1,050 Per Calendar Month

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

DESCRIPTION
Situated in a convenient location on Alphington Road is this lovely light and airy two double bedroom apartment close to local amenities with easy access to the city centre. This apartment is double glazed throughout and benefits from central heating and sound proofing underlay. Allocated off road parking available. Available November. Tenant Fees Apply.

ACCOMMODATION
Front door opens in to -

HALLWAY
Intercom phone system, coat hooks and doors to -

BATHROOM
Shower. Low level WC. Wash hand basin with mirror above. Mirrored cabinet and radiator.

BEDROOM TWO 11'5" x 10'5"
Two double glazed windows to front aspect, inbuilt wardrobe and radiator.

KITCHEN / LIVING AREA 16'0" x 9'6"
Modern kitchen with a range of floor and wall mounted cupboards and drawer units. Built in oven with four ring gas hob and extractor over. Built in fridge/freezer and washing machine. Double glazed window to front aspect and radiator.

BEDROOM ONE 13'5" x 12'5"
Double glazed windows to front and rear aspect. Radiator.

OUTSIDE
Allocated off road parking.

SERVICES
Mains electricity, gas and water. Exeter City Council Tax Band A.
Broadband Speed - Ultrafast 1800 Mbps 220 Mbps
Phone Speed - EE, Vodaphone, Three - Strong

DIRECTIONS
Leave the city centre in the direction of Exe Bridges, cross Exe bridges taking a left onto Alphington Road. The property is situated on the right hand side just after Sydney Road and St Andrews Hotel.



LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1050 pcm exclusive of all charges. DEPOSIT: £1211 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.



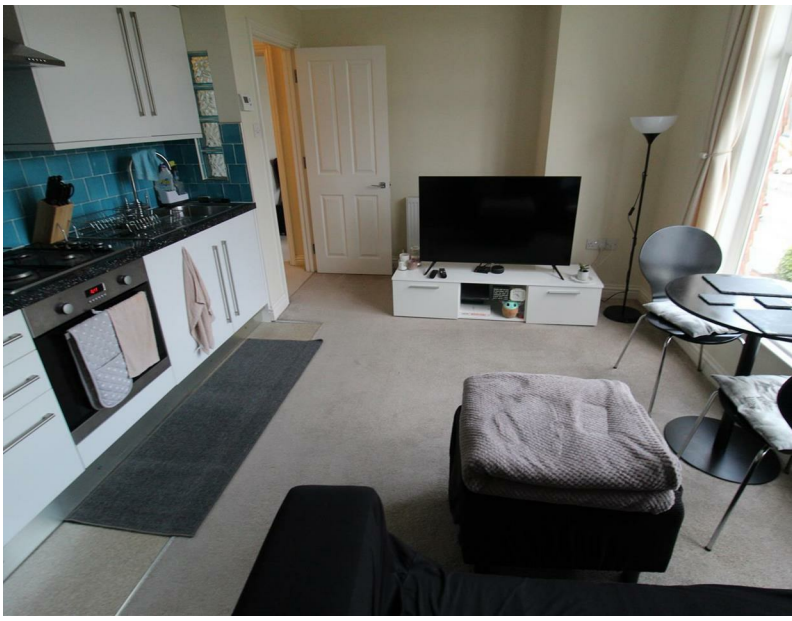












IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.

STAGS

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@StagsProperty

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