



**STAGS**

50 Juniper Drive, Dawlish, Devon EX7 0GL

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A stunning three storey, four double bedroom detached town house situated in the popular town of Dawlish.

Dawlish 1.0 Miles / Exeter City Centre 13.4 miles

• Available Early May • Three Storey Townhouse • Garage with Utility Area • Enclosed Landscaped Rear Garden • Driveway Parking for Two Cars • Long Term Let • Deposit: £2301 • Four Bedrooms • Council Tax Band E • Tenant Fees Apply

**£1,995 Per Calendar Month**

01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)

## DESCRIPTION

A beautifully presented ex-show home. This stunning three storey, four double bedroom detached property is finished to a high standard throughout, offering spacious and versatile living ideal for modern family life, and is situated in a quiet cul-de-sac with local amenities close by. The entrance hall leads to bedroom two with en-suite. Also on the ground floor is the cloakroom, under stair storage cupboard and access to the garage and utility area. Stairs lead up to the first floor kitchen/dining room with double doors out to the garden, a separate sitting room with access onto the balcony and a study. Upstairs is bedroom one with en-suite and a Juliet balcony, bedroom three and four and a separate family bathroom. Available early May. Council Tax Band E. Tenant Fees Apply.

## ACCOMMODATION

Front door leads to -

### GROUND FLOOR

#### ENTRANCE HALLWAY

Radiator, storage cupboard and doors to -

#### CLOAKROOM

Low level WC, wash hand basin with drawers under, radiator and obscure double glazed window to the front aspect.

#### BEDROOM TWO

14'9" x 10'9"

Double glazed window to the side aspect, fitted wardrobe, airing cupboard and door to -

#### ENSUITE

Shower, WC and wash hand basin with drawers under and heated towel rail.

#### GARAGE PLUS UTILITY AREA

21'3" x 10'5"

Work top with sink, mixer tap and drainer. Undercounter space for washing machine and tumble dryer.

From the entrance hallway stairs lead to -

### FIRST FLOOR

Hallway with doors to -

#### KITCHEN/DINING ROOM

19'11" x 10'9"

Modern kitchen with floor and wall mounted cupboards and drawer units. Inset sink, Induction hob with extractor hood over, oven, built in fridge/freezer and dishwasher, radiator and space for table and chairs. Double glazed doors out to the rear garden and double glazed window.

#### SITTING ROOM

17'4" x 10'2"

Double glazed door and side windows leading to the balcony. Radiator.

#### STUDY

8'10" x 7'2"

Double glazed door to the front aspect and radiator.

Stairs lead to -

### SECOND FLOOR

Hallway, doors to -

#### BEDROOM ONE

13'3" x 11'1"

Double glazed window to the front with Juliet balcony, fitted mirrored wardrobe and door to -

#### ENSUITE

Shower, WC and wash hand basin. Heated towel rail and double glazed obscure window to the side aspect.



### BEDROOM THREE

12'5" x 10'2"

Double glazed window to the rear aspect and radiator.

### BEDROOM FOUR

10'9" x 7'2"

Double glazed window to the rear and radiator.

### FAMILY BATHROOM

Bath, WC, wash hand basin, heated towel rail, double glazed window to the front aspect.

### OUTSIDE

To the rear of the property is an enclosed garden with patio area. Driveway parking to the front.

### SERVICES

Mains Gas, Electric and Water. Council Tax Band E.

### DIRECTIONS

Coming into Dawlish on the Exeter Road turn right on to Elm Grove Road. Follow the road round to Secmaton Lane, at the round about take the first exit into Juniper Drive. The property will be found on the right hand side.

### LETTING

The property is available to let on a long term basis, unfurnished and is available early May 2026. RENT: £1,995 pcm exclusive of all charges. A pet is considered subject to Landlord approval. DEPOSIT: £2301 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.

### 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.

### 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

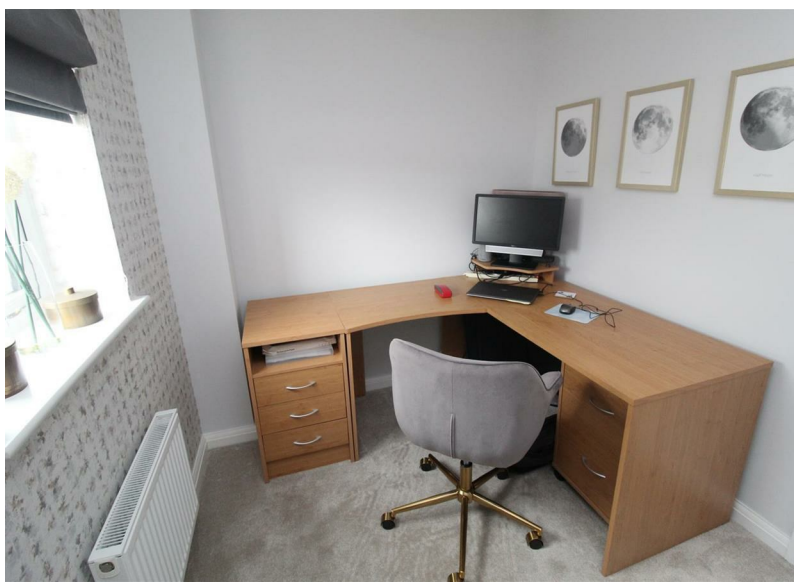
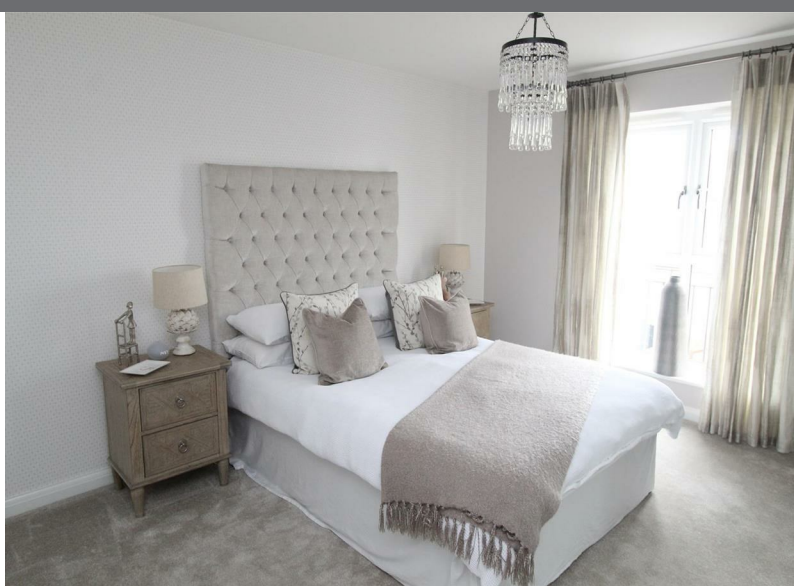
It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/ltr\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/ltr_roadmap.pdf)





**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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B	84	93
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	