



100 Cornmill Crescent, Alphington, Exeter, Devon EX2  
8TP

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A well presented ground floor unfurnished  
apartment in a quiet cul de sac position.

Alphington

• One Bedroom Apartment • Garden & 2 Parking Spaces • Modern Kitchen &  
Bathroom • Popular Residential Area • Available July • EPC - D • Deposit  
£980 • Council Tax Band B • Term: Long Term • Tenant Fees Apply

£850 Per Calendar Month

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

## DESCRIPTION

A spacious ground floor unfurnished apartment in a quiet cul de sac position. The accommodation comprises; entrance porch, sitting/dining room, modern bathroom and kitchen, one bedroom. Garden. Storage cupboards and lean-to. Two parking allocated parking spaces. Unfurnished. Electric heating. Available July. EPC band D. Tenant Fees Apply.

## ACCOMMODATION

Upvc part glazed front door leads to.

## ENTRANCE PORCH

Carpet laid, door leads to.

## SITTING/DINING ROOM 11'9" x 11'5"

A good sized room with window to the front, carpet, doors to:

## KITCHEN 12'9" x 5'6"

Modern kitchen fitted with light wood effect wall and base units. Stone effect worktops and mosaic style splashback. Fitted electric oven and hob. Space and plumbing for a washing machine, space for a fridge. Vinyl flooring glazed door leading to the paved garden.

## INNER HALL

Carpet, window to the side, storage cupboard, doors leading off.

## BATHROOM

Modern suite comprising; panel bath with electric shower over, wash basin and WC. Tiled splashback and vinyl flooring.

## BEDROOM

**9'6" x 9'6"**

Double room with recessed wardrobe and airing cupboard. Window to the rear overlooking the garden.

## OUTSIDE

Enjoying a tucked away position within this popular residential area. There is a paved path to the front door with a small front paved garden area. In addition there is a storage cupboard at the front of the property. To the rear of the property there is a paved and fenced garden with pedestrian gate leading to the two allocated parking spaces belonging to the property. Shed, lean-to storage which runs the length of the property.

## SERVICES

Mains water and drainage. Gas central heating. Council Tax Band B (101157210000)

Phone Coverage: EE, Three and Vodaphone - good

Broadband: Superfast 47 Mbps 8 Mbps

(Provided by Ofcom)

## SITUATION

The property is positioned within the popular residential area of Alphington. The property benefits from easy access to the motorway junctions, Marsh Barton Trading Estate, Exeter Business Park and there are frequent local buses to the City Centre. There are local shops and supermarkets nearby.



## DIRECTIONS

From Stags city centre offices, take the Alphington road over Exe Bridges. Turn left in the direction of Dawlish and Alphington. Just past the zebra crossing turn right into Ide Lane. Carry along this road to Cornmill Crescent. Turn right at the T junction and drive to nearly the end of the cul de sac. No 100 will be found on the right hand side set back from the road.

## LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available July. RENT: £850 pcm exclusive of all charges. DEPOSIT: £980 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.

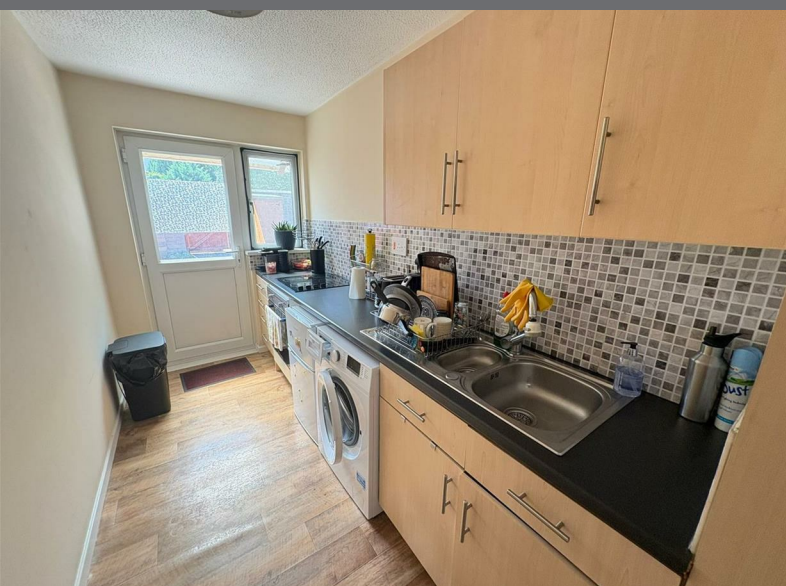
## RENTERS' RIGHTS ACT

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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	