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Residential Lettings



3 The Old Wireless Station Poltimore, Exeter, EX4 0BQ

Brand new 2 bedroom barn conversion which has been renovated to a high specification.

- Newly Renovated • High Specification • Kitchen with built-in appliances • Living area with wood burner • 2 Double Bedrooms • Countryside Views • Parking/Patio • Available Immediately • Tenant Fees Apply •

£1,100 per calendar month

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DESCRIPTION

Brand new 2 bedroom barn conversion which has been renovated to a high specification, including, Karndean flooring to the ground floor, underfloor heating, high quality kitchen and bathroom fittings. The property is situated within the popular village of Poltimore and the accommodation comprises: Hallway, open plan Kitchen/living room with built-in appliances, utility room, 2 double bedrooms and good size bathroom with bath and separate shower cubicle. Underfloor heating to the ground floor and bathroom. Useful storage cupboards. Patio gardens to the front and rear with countryside view. Oil fired central heating and solar panels for hot water. Available immediately. Sorry no pets. EPC to be confirmed. Tenant Fees Apply

ACCOMMODATION

Front door leading into

ENTRANCE HALL

Window, storage cupboard housing the underfloor heating controls. Karndean flooring, Stairs to the first floor.

UTILITY ROOM

Range of cream wall and base units, plumbing and space for a washing machine, space for a tumble dryer, stainless steel sink unit. White WC and wash hand basin. Karndean flooring. Boiler cupboard.

KITCHEN AREA

Range of cream wall and base units with matching drawers. Ceramic hob with extractor above and double electric oven below. Integrated dishwasher and fridge/freezer. Karndean flooring. Window to the side with views over the countryside and beyond.

LIVING ROOM

Karndean flooring. Wood burner. Triple aspect room with views and patio doors to the rear garden.

FIRST FLOOR LANDING

Good size storage cupboard.

BEDROOM 1

Double room. 2 velux windows, carpet and radiator.

BEDROOM 2

Double room, velux window, carpet and radiator.

BATHROOM

White suite comprising bath, twin wash had basins, good size enclosed shower cubicle with mains shower, low level WC. Tiled flooring with under floor heating, Good size storage cupboard, heated electric towel rail, remote controlled velux window.

OUTSIDE

Patio areas to the front and rear of the property with views over the countryside. 2 parking spaces and outside storage.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Council Tax TBC

SITUATION

The property is situated in the pleasant village of Poltimore which lies approximately 5 miles east to the Cathedral city of Exeter. The popular village of Broadclyst is less than three miles distant and has a strong community with village shop, two pubs, primary school, church and the well-regarded Clyst Vale Community College secondary school. To the north of Broadclyst is the National Trust owned Killerton Park and villages including Silverton and Bradninch. In addition Exeter Business Park, Exeter International Airport and the access to the M5 motorway are also easily accessible.

DIRECTIONS

Upon entering Pinhoe from Exeter take the road signposted Broadclyst and Cullompton, continue on this road passing the Pet shop and new development of houses for approx ½ mile and then left into Poltimore then take the next right signposted Poltimore Barton/West Exe, continue down the lane passing The Old Tractor Shed and then take the next right, continue down the lane and the property will be found on your right hand side.

LETTINGS

The property is available to rent for a period of 6/12 months plus on renewable assured shorthold tenancy, unfurnished. RENT: £1100 per calendar month exclusive of all charges. DEPOSIT £1200 returnable at the 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. Usual references required. No DSS/pets. Viewings strictly through the Agent.

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £180 (£150 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.



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