



STAGS

111 Gras Lawn, Exeter, EX2 4SA

A spacious coach house apartment situated in the sought after development of Gras Lawn.

City Centre 1.6 miles

- First Floor Apartment • Two Double Bedrooms • Kitchen With Appliances • Sitting/Dining Room • Gas Central Heating. • Parking Space, Bike Store • Available Immediately • Tenant Fees Apply •

£800 Per calendar month

EPC Band D

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

DESCRIPTION

A spacious coach house apartment situated in the sought after development of Gras Lawn on the fringes of St Leonards. Accommodation comprises: entrance hall, sitting/dining room, kitchen, 2 double bedrooms and bathroom. Gas central heating. Allocated parking space and bike store. Available immediately. EPC Band D. Tenant fees apply.

ACCOMMODATION

External stairs leading to front door which opens into:

ENTRANCE HALL

Double glazed window to rear, radiator, smoke alarm, room thermostat, airing cupboard housing pressurised hot water cylinder, doors to:

SITTING/DINING ROOM

A good sized room with two double glazed windows to the front aspect, two radiators, archway to:

KITCHEN

Fitted with a range of modern cupboard and drawer units with roll edged work surface incorporating inset stainless steel single drainer 1½ bowl sink with mixer tap, gas hob with electric oven below and extractor hood over, concealed fridge/freezer and washing machine. Wall mounted gas boiler, ceramic tiled floor and splashbacks.

BEDROOM 1

Good size double room with double glazed window to front aspect, radiator and built-in double wardrobe.

BEDROOM 2

A double room with window to front and radiator.

BATHROOM

White suite comprising panelled bath with mixer shower and glass screen over, pedestal wash hand basin and low level WC. Obscure double glazed window to rear, tiled splashback and medicine cabinet.

OUTSIDE

The property has one allocated parking space nearby and a secure bike store below the external stairs.

SERVICES

Mains gas, electricity and water. Council tax band C (ref: 102271711100). EPC Band D.

SITUATION

The property is located within the sought after development of Gras Lawn in St Leonards, close to the city centre and local amenities including a range of shops, cafes and restaurants at Magdalen Road, the RD&E Hospital and County Hall. In addition there are good local bus routes to the city centre and beyond. Exeter Business Park, Exeter International Airport and the M5 motorway junction are also easily accessible.

DIRECTIONS

From Stags city centre offices drive along Topsham Road. Turn left at traffic lights into Barrack Road (signed RD&E Hospital). Turn second left into Gras Lawn development. Follow the road through the development

and after a sharp left hand bend, 111 Gras Lawn will be found on the right.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available early July. RENT: £800 pcm exclusive of all charges. DEPOSIT: £923 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.

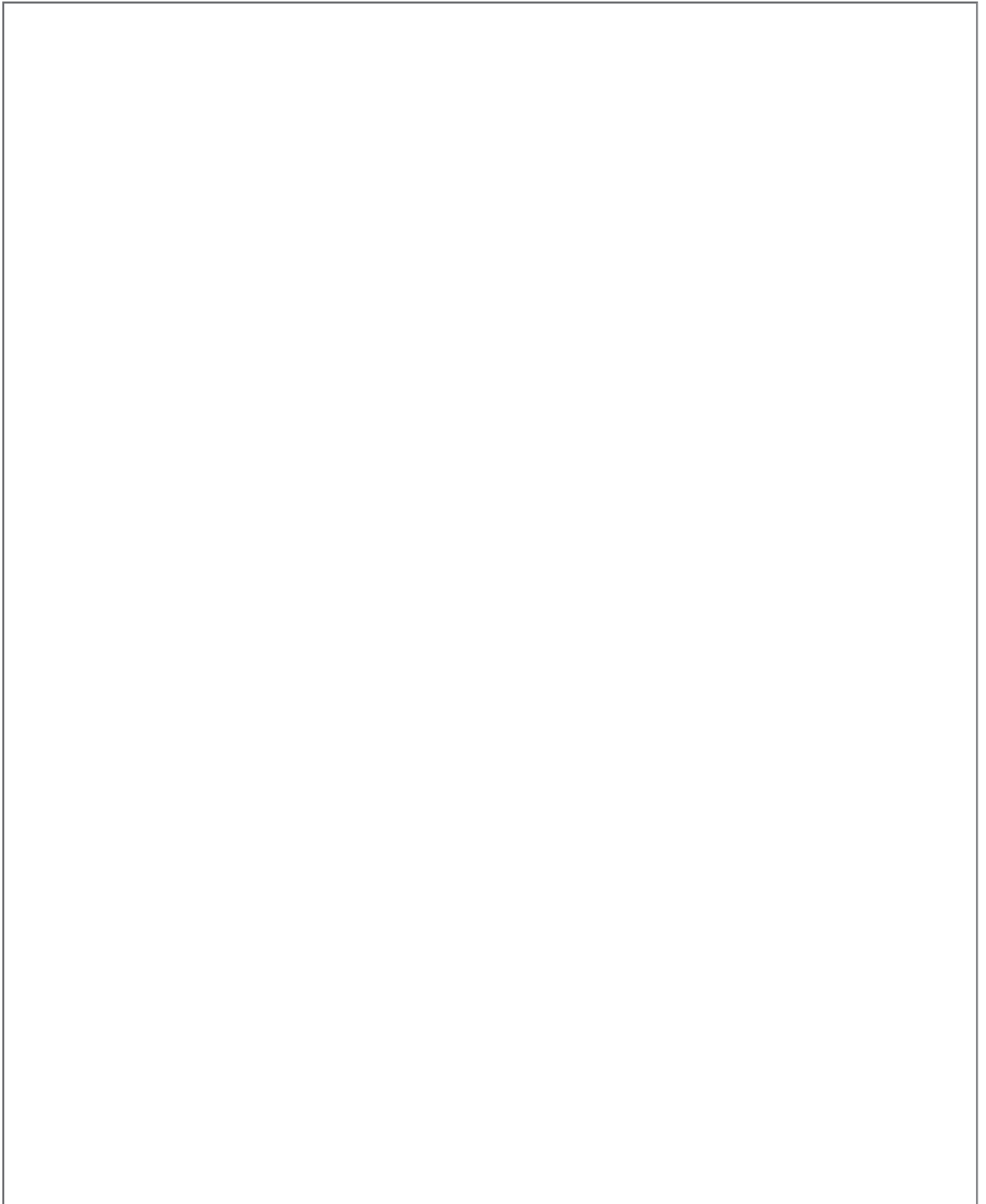
HOLDING DEPOSIT AND TENANT FEES

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. 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.





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