



6 Sanders Close, Broadclyst, Exeter, EX5 3HE

A well presented 2 bedroom bungalow situated in a quiet cul-de-sac in the favoured village of Broadclyst.

BROADCLYST

• Available July • Kitchen/Breakfast Room • Sitting Room • 2 Double Bedrooms • Garden Front and Rear • G.F.C.H. Unfurnished • EPC D • Council Tax Band C • Deposit: £1384 • Tenant Fees Apply

£1,200 Per Calendar Month

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DESCRIPTION

A well presented 2 bedroom bungalow situated in a quiet cul-de-sac in the favoured village of Broadclyst. The spacious accommodation comprises of an entrance porch, dining room/study, kitchen/breakfast room, sitting room, two double bedrooms, bathroom. Garden, countryside views to the rear, off-road parking, gas-fired heating, unfurnished. Available July. EPC Band D. Tenant fees apply.

SITUATION

Although the property sits in a rural location and is detached the centre of the popular village of Broadclyst is only a short distance away which provides local amenities, including excellent primary and secondary schools. The Cathedral city of Exeter is approximately five miles distant, and there is easy access to Exeter Airport, Sowton and Exeter Business Parks (Met Office), and M5/A30 road junctions.

ACCOMMODATION

Upvc door with inset obscured glazed panel to entrance porch.

ENTRANCE PORCH

Useful area, double glazed windows to side and front door leading off.

DINING ROOM/STUDY

Double glazed doors leading to the garden and looking over National Trust land with allotments. Fitted base and wall units, radiator.

KITCHEN/BREAKFAST ROOM 13'9" x 12'1"

Modern kitchen fitted with a good number of wall and base units fitted, integrated dishwasher, fridge/freezer, hob and oven. Space for a washing machine. Window looking to the front of the property.

INNER HALL

Carpet laid, loft hatch and ladder with storage in the attic. Door leading to the garden. Further doors leading off.

SITTING ROOM 13'9" x 11'1"

Double glazed window looking to the rear over the garden and National Trust allotments beyond. Modern wall mounted electric fire. Carpet laid, radiator.

BEDROOM 1 11'9" x 11'1"

Good sized double, carpet laid, window looking to the rear, radiator.

BEDROOM 2 11'9" x 10'2"

Double in size, window looking to the front, radiator, carpet laid.

BATHROOM

Modern white ceramic suite comprises of a WC, hand basin, panel bath. Shower cubicle, ceramic tile splashback, heated towel rail. Obscured glazed window.

OUTSIDE

To the front of the property is a lawned garden, with off-road parking for two cars. To the rear of the property again laid to lawn and enjoying views over national trust land and allotments.



SERVICES

Gas fired heating, mains electric, water and drainage. Council Tax Band C (2206610001)

Broadband: Ultrafast 1800 Mbps / 220 Mbps

Phone Coverage: EE Strong / Vodafone, Three, O2 Average (Provided by Ofcom)

DIRECTIONAL NOTE

From Exeter take the B181 road in the direction of Pinhoe. Through Pinhoe, over motorway bridge. At the village sign for Broadclyst, turn right signposted Dog Village and Whimble. Follow the road through Dog Village turning left signed Whimble as the road bears right by the school. Take the right hand turn into Sanders Close and number 6 will be found in the right hand corner.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available July. RENT: £1200 pcm exclusive of all charges. DEPOSIT: £1384 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.

Pets may be considered at this property subject to a vetting application.

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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D	66	75
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	