STAGS

Halsfordwood Cottage Halsfordwood Lane, Nadderwater, Exeter, Devon EX4 2LD

A two bedroom first floor apartment enjoying a peaceful and semi-rural situation on the outskirts of the city of Exeter.

4 Miles - Exeter City centre

• Available Mid October • Only 4 Miles to City Centre • Two Bedrooms, Bathroom • Parking for one vehicle, Unfurnished • Shared Garden Area • Water Rates Included • Deposit £980 • Council Tax Band B • Central Heating • Tenant Fees Apply

£850 Per Calendar Month

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

DESCRIPTION

A two bedroom first floor apartment enjoying a peaceful and semi-rural situation on the outskirts of the city of Exeter. The accommodation comprises of an entrance porch, a modern fitted kitchen, sitting room, two bedrooms and a bathroom. The property is available unfurnished and has central heating. Double glazed throughout. There is a parking space and a lovely shared woodland garden with stream. Available mid October. EPC Band C. Sorry no E Bikes. Water rates included. Tenant fees apply.

ACCOMMODATION

Covered entrance porch with space for bins, communal entrance way. Solid wood door leading to:

ENTRANCE WAY

Carpeted stairs leading to hallway, new carpet laid, doors and stairs leading off, opening to kitchen.

KITCHEN

Window looking to the rear of the property and overlooking the stream. Modern fitted floor standing and wall mounted units with worktop. Fitted electric oven and four burner induction hob, stainless steel cooker hood. Stainless steel sink. Space for a fridge freezer. Washing machine included. Vinyl wood effect flooring laid. Electric panel heater.

SITTING/DINING ROOM

Window looking to the front of the property and beyond, new carpet laid, new storage heater.

BEDROOM 1

Double in size with new carpet laid, fitted cedar wardrobes, window looking to the the front of the property with pleasant outlook. Fitted electric oil filled heater.

BEDROOM 2

Large single in size with fitted cedar wardrobe, window looking to the rear and enjoying a pleasant outlook over the garden and stream. New carpet laid, electric fitted oil filled heater.

INNER LANDING

Doors leading off.

SEPARATE WC

Window looking to the rear, white ceramic WC and handbasin. New Vinyl flooring laid.

BATHROOM

White ceramic suite comprising of hand basin and new bath with new electric shower over. Airing cupboard. Window looking to the front of the property.

OUTSIDE

Flat 2, Halsfordwood Cottage is attached to the main house with one further flat below. The property benefits from 1 x parking space and use of a delightful secluded garden. In addition there is a shared garage for 2 bikes only and there is also a shared dryer in the garage operated from a coin meter. No E-Bikes please.

SERVICES

Water rates are included in the rental. Mains electricity. Dual immersion heater with timer which runs off economy 7 rates. Small charge for using Sewage Treatment Plant. Council tax band B.
Ofcom predicted broadband services-
Standard
Download: 20 mbps

Upload: 4 mbps
Mobile Coverage - Indoor: Three,- None Vodafone - None EE - None O2 - Limited Outdoor: EE, O2, Three, Vodaphone - Likely

SITUATION

The apartment enjoys a semi-rural situation in the lovely, peaceful setting of Nadderwater, a designated Area of Great Landscape Value, with secluded houses nearby and a local pub. The city centre of Exeter, offering excellent facilities, is less than 4 miles away. There is easy access to the A30/A38/M5 motorway. Exeter St David's station is approximately 3 miles away.

DIRECTIONS

From Exe Bridges roundabout in the centre of Exeter on the river, take Okehampton Street out of the city. Go over the crossroads towards Whitestone. Continue in the direction of Whitestone passing the The Royal Oak Pub. On entering the village of Whitestone at the village sign and 30mph speed limit, take the right hand turn signed Halsfordwood and Trillow into Halsfordwood Lane. Continue down the hill and when reaching the bottom and as the road bears right the entrance to Halsfordwood Cottage will be found on the left hand side. Go up the drive and the parking will be found on the right hand side.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available in October. RENT: £850 pcm exclusive of all charges. The Landlord would prefer no pets. 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.

HOLDING DEPOSIT AND TENANT FEES

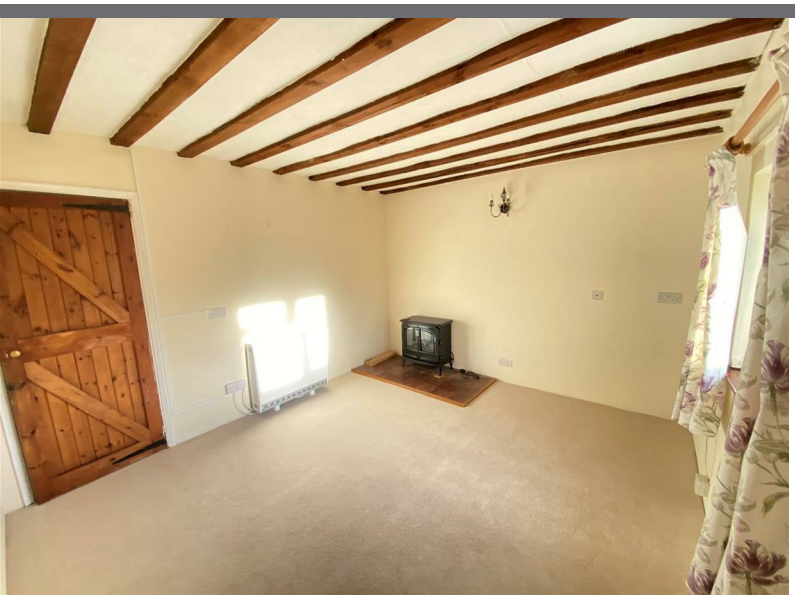
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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.

RENTERS RIGHTS ACT

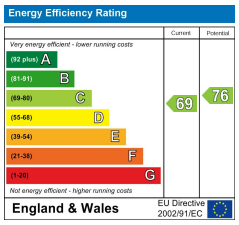
The first phase was implemented on 1st May 2026.
This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.
This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.
For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:
https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/In
_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.

STAGS

21/22 Southernhay West, Exeter, Devon, EX1 1PR
01392 671598
rentals.exeter@stags.co.uk

@StagsProperty

arla | propertymark PROTECTED