

STAGS

29 Bowring Close, Exeter, EX1 3TU

A spacious three bedroom property offering well proportioned accommodation, off road parking and an enclosed rear garden.

Exeter City Centre 3.3 Miles

• Available November • Three Bedrooms • Open Plan Kitchen/Dining Room • Enclosed Garden with Storage Space • Driveway Parking • EPC C • Council Tax Band C • Deposit: £1730 • Tenant Fees Apply

£1,500 Per Calendar Month

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

DESCRIPTION
A spacious three bedroom property offering well proportioned accommodation, off road parking and an enclosed rear garden. The property benefits from an open plan kitchen/dining room, sitting room, three good sized bedrooms and bathroom. Outside, off road parking, rear enclosed garden and shed. Council Tax Band C. Available November. Tenant Fees Apply.

ACCOMMODATION
Front door opens into -

KITCHEN / DINING ROOM
Floor and wall mounted cupboards and drawer units. Built in oven with five ring hob and extractor over. Freestanding fridge freezer and washing machine. Sink with mixer tap. Window to the front aspect. Woodburner, shelving in alcove and radiator. Patio door leads out to the back garden.

SITTING ROOM
Window to the front aspect, radiator and patio doors out to the conservatory.

CONSERVATORY
Door out to the garden.

From the kitchen stairs lead to -

BEDROOM ONE
Windows to front and rear + radiator.

BEDROOM TWO
Window to the rear aspect and radiator. Mirror.

BEDROOM THREE
Storage cupboard, window out to the front aspect and radiator.

BATHROOM
Bath with shower over, low level WC and wash hand basin. Mirror.

OUTSIDE
Decking and lawn area. Parking to the front.

NOTE
Furniture that can be left in situ -
Dining Room - Sofa, table and chairs
Sitting Room - Wardrobe / shelving / desk and chair
Bedroom Two - Single Bed

SERVICES
Mains gas, electric and water. Council Tax Band C.
Broadband - Ultrafast 1000 Mbps 100 Mbps
Phone Coverage - Three / EE Strong
Provided by Ofcom



LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1500 pcm exclusive of all charges. DEPOSIT: £1730 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.

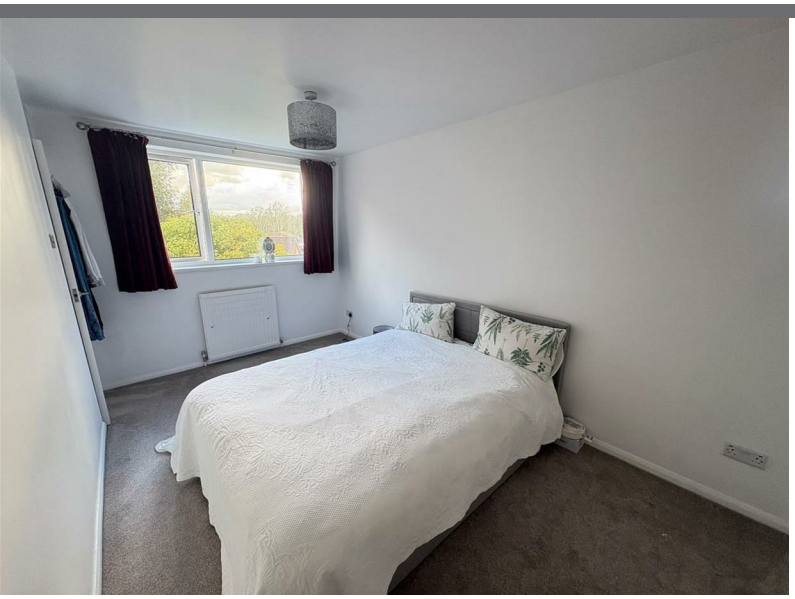
TENANT PROTECTION

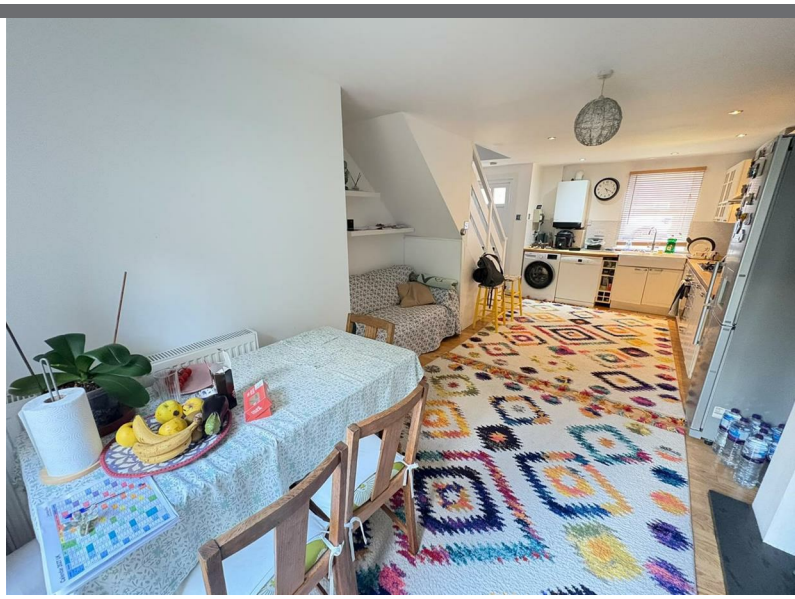
TENANT PROTECTION
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS' RIGHTS ACT

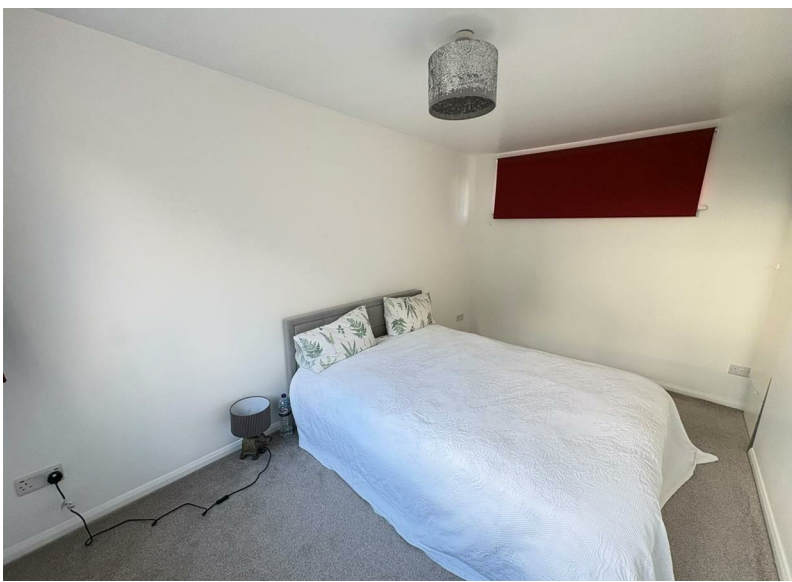
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices 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.















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

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