



North Lodge Nutwell Road, Lymptstone, Exmouth, EX8  
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A beautifully presented detached property on the  
edge of Nutwell Estate

• Two Reception Rooms • Kitchen • Conservatory • Two Bedrooms • Garden /  
Large Garage / Parking • Available Immediately on Unfurnished Basis • Long  
Let • Deposit: £1,442 • Council Tax Band: C • Tenant Fees Apply

£1,250 Per Calendar Month

01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)

## ACCOMMODATION INCLUDES

Glazed door from front lead into

## RECEPTION ROOM

13'9" x 12'8"

Versatile hall / living / dining area with feature fireplace, radiator and fitted carpet.

## RECEPTION ROOM

14'4" x 12'9"

With brick feature fireplace, television aerial, radiator and fitted carpet.  
Glazed door into

## CONSERVATORY

With stone floor and door to the side.

## KITCHEN

11'1" x 8'1"

Range of beech fronted wall, base and drawer units, worksurface with inset stainless steel sink unit, electric cooker, space for fridge freezer and washing machine, wall mounted gas fired boiler, radiator and vinyl floor.

## BEDROOM ONE

13'10" x 10'0"

Double with built in wardrobes, radiator and fitted carpet.

## INNER HALL

With fitted carpet and doors to

## BEDROOM TWO

9'8" x 8'9"

Good sized single / small double with radiator and fitted carpet.

## BATHROOM

White suite comprising, bath with shower over, shower screen, vanity wash hand basin, mirror, shaver light / socket, low level WC, radiator, extractor fans and vinyl floor.

## OUTSIDE

The property is approached over the drive to Nutwell Estate.

There is parking on the right hand side to the front the garage. The garage is deceptively spacious and would allow parking for two cars and benefits from power and light.

To the front of the property there is a paved area, with further area for parking for a small car. Metal gate provides access to the side and rear of the property. To the rear there is a further paved seating area, outside tap, lawn area which over looks the adjoining countryside, with mature trees and shrubs.

## SERVICES

Electric - Mains connected

Gas - Mains connected

Drainage - Septic tank

Water - Mains

Heating - Gas central heating

Ofcom predicted broadband services - Standard: Download 12 Mbps, Upload 1 Mbps.

Ofcom predicted mobile coverage for voice and data: EXTERNAL (Likely) EE, Three, O2 and Vodafone.

Local Authority: East Devon District Council

Council Tax Band C

## DIRECTION

What3Words: ///butlers.innovator.spit

## LETTING

The property is available to let on a assured shorthold tenancy, unfurnished and is available immediately. RENT: £1250 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1300. DEPOSIT: £1442, 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. 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

It has been confirmed that phase one of the act will be 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:  
[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing\\_the\\_renters\\_rights\\_act.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_renters_rights_act.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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		70	41

England & Wales EU Directive 2002/91/EC