



Mincarlo Sowden Lane, Exmouth, Devon EX8 5AD

COMING SOON

Exeter 9.5 miles Exmouth 2.3 miles

- COMING SOON
- Open Plan Kitchen/Living Area
- Views of Estuary
- High Specification
- Desirable Location
- Garden and Off Road Parking for Two Cars
- Available December
- Tenant Fees Apply

£2,400 Per Calendar Month

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

DESCRIPTION

*** LET AGREED ***

A three bedroom, recently renovated barn conversion built to a high specification situated in the desirable village of Lymptstone. The property comprises an open plan kitchen/living area with wood burner, bedroom one with ensuite, garden and parking for two cars. Viewing highly recommended, available December, Tenant Fees Apply.

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.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £2400 pcm exclusive of all charges. Sorry no children or pets allowed. DEPOSIT: £2,769 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



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@StagsProperty



@StagsLettings



Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
92 plus) A			90
81-91) B		80	
69-80) C			
55-68) D			
39-54) E			
27-38) F			
13-26) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	