



35 Poltimore Drive, Monkerton, Exeter, Devon EX1 3DY

A well presented unfurnished attached house situated within the popular village of Monkerton.

Exeter City 5 Miles

• Popular Residential Area • Two Double Bedrooms • En-suite • Sitting Room/Dining Room • Monkerton • Garden/Parking • Available Mid to Late April • Tenant Fees Apply

£975 Per Calendar Month

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

DESCRIPTION

** LET AGREED **

A well presented unfurnished semi- attached house situated within the popular village of Monkerton. The accommodation briefly comprises: Kitchen, sitting/dining room, cloakroom, two bedrooms (one with en-suite) and bathroom. Garden and parking. Sorry no pets. Available mid to late April. EPC Band B. Tenant fees apply.

ACCOMMODATION

Front door leading to:

HALLWAY

Cupboard housing heating system, (community scheme),

KITCHEN

10'0" x 5'10"

Range of wall and base units, oven, ceramic hob and extractor fan over. Space for fridge/freezer, plumbing and space for washing machine, stainless steel sink unit, window to the front aspect. Wooden laminate flooring.

CLOAK ROOM

White WC and wash hand basin, radiator, wooden laminate flooring.

SITTING / DINING ROOM

17'8" x 12'9"

Wooden laminate flooring, stairs rising to the first floor, TV point. Patio doors leading to the rear garden. Radiator.

FIRST FLOOR LANDING

Leading to:

BEDROOM ONE

13'1" x 8'2"

Double bedroom. Double aspect, carpet, storage cupboard. Door to:

EN-SUITE SHOWER

White WC and wash hand basin, shower cubicle with mains shower, radiator, window to the rear aspect.

BATHROOM

White bath with shower over, WC and wash hand basin, radiator, window to the rear aspect.

BEDROOM TWO

12'9" x 8'6"

Double bedroom, double aspect, radiator, carpet.

OUTSIDE

To the front of the property there is allocated parking and to the rear is an enclosed good size garden with shed.

SITUATION

The property is located within a new development in the village of

Monkerton, which is on the fringes of the city of Exeter. The city centre is about 3.5 Miles away and provides an extensive range of facilities including excellent dining, shopping, theatre, sporting and recreational amenities. Exeter has mainline railway stations to London Waterloo and Paddington and the International Airport lies less than 4 miles from the property. There are excellent road communications within easy reach, with M5 and A30 junctions being a short drive away.

SERVICES

Mains electricity, and water. Exeter City Council Tax Band C (105523103500)

DIRECTIONS

From Exeter proceed on the B3212/Pinhoe Road. Continue on this road taking the turning signposted Monkerton and you will find Pinn Brook (Barratt Homes Development) on your left, upon entering the development Poltimore Drive will be in front of you, follow this road taking the first left and no 35 will be found on your left.

LETTINGS

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available mid to late April. RENT: £975 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1,125 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(27-38) F		
(1-26) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		