



## The Old Post Office 1 Eastern View, Drewsteignton, Exeter, Devon EX6 6QW

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A charming four bedroom semi detached property situation in the popular village of Drewsteignton. Comprising spacious open plan sitting/dining room, kitchen, downstairs cloakroom, family bathroom and conservatory arranged over three floors. Outside is a mature landscaped garden with far reaching views of the countryside.

Exeter City 14.3 miles

• Available Early to Mid September • Four Bedrooms • Open Plan Sitting / Dining Room • Stunning Views • Gardener Included • Air Source Heat Pump • Deposit: £1846 • Term: 12 Months • Pets Considered • Tenant Fees Apply

**£1,600 Per Calendar Month**

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

## DESCRIPTION

A charming four bedroom semi detached property situation in the popular village of Drewsteignton. Comprising spacious open plan sitting/dining room, kitchen, downstairs cloakroom, family bathroom and conservatory arranged over three floors. Outside is a mature landscaped garden with far reaching views of the countryside. On street parking. Pets considered. Available September. Deposit: £1846. Tenant Fees Apply.

## ACCOMMODATION

Front door opens into -

### ENTRANCE HALLWAY

Understairs storage cupboard and shelving. Radiator. Door to -

### SITTING ROOM

Window to the front aspect, built in book case and radiator. Wood burner.

### DINING ROOM

Bifold doors out to the garden and radiator.

### KITCHEN

12'5" x 10'0"

Floor mounted cupboards and drawer units, built in double oven and four ring gas hob with extractor over. Belfast sink, shelving and window to the front.

### HALLWAY

Fridge/freezer, storage area for water cylinder. Doors to -

### GUEST BEDROOM / STUDY

11'1" x 9'11"

Window to the front aspect and door out to the front of the property.

### CLOAKROOM

Low level WC, wash hand basin with mirror over and shower.

### CONSERVATORY

Sink, washing machine and shelving. Door out to the garden.

From the entrance hallway stairs lead to -

### LANDING

Built in book case with doors to -

### BEDROOM ONE

11'1" x 11'1"

Built in cupboards with shelving and mirrored door. Window to the rear aspect.

### BEDROOM TWO

12'1" x 11'5"

Feature fireplace, radiator and window to the front.

### ART ROOM / BEDROOM THREE

19'0" x 10'1"

Versatile room which can be used as a hobby room, playroom or bedroom. Windows to the rear and front of the property.

### BATHROOM

Bath with shower over, wash hand basin with mirror over. Low level WC. Corner cabinet. Heated towel rail.

### BEDROOM FOUR

10'2" x 8'6"

From the landing stairs lead to storage room and bedroom four with Velux window to the front.



## OUTSIDE

Outside is a mature landscaped garden with far reaching views of the countryside. On street parking.

## SERVICES

Air Source Heat pump and Solar Thermal for hot water and Central heating. Mains electric and water. Council Tax Band D.

Broadband -

Standard 19 Mbps 1 Mbps

Superfast 80 Mbps 20 Mbps

Phone Coverage -

02, EE, Vodafone - strong

Three - ok

## NOTE

Property can be offered Part Furnished or Unfurnished. A gardener is included.

## LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available September. RENT: £1600 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1625. DEPOSIT: £1846 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 RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the 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).





**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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@StagsProperty



| Energy Efficiency Rating                    |  | Current      | Potential                                                                             |
|---------------------------------------------|--|--------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |              |                                                                                       |
| (92 plus) <b>A</b>                          |  |              |                                                                                       |
| (81-91) <b>B</b>                            |  |              |                                                                                       |
| (69-80) <b>C</b>                            |  |              |                                                                                       |
| (55-68) <b>D</b>                            |  | 63           | 74                                                                                    |
| (39-54) <b>E</b>                            |  |              |                                                                                       |
| (21-38) <b>F</b>                            |  |              |                                                                                       |
| (1-10) <b>G</b>                             |  |              |                                                                                       |
| Not energy efficient - higher running costs |  |              |                                                                                       |
| England & Wales                             |  | EU Directive |  |