



STAGS

17 Abbey Road, Exeter, Devon EX4 7BG

This impressive three double bedroom end terrace enjoys the perfect balance of peaceful surroundings and city convenience. Set within a mature, beautifully landscaped garden the property offers a rare sense of privacy while remaining within walking distance to local amenities. Combining character with stylish modern living.

Exeter City Centre 1.6 Miles / Exeter St Davids Train Station 2.1 Miles

• Available Now • Recently Renovated • Three Double Bedrooms • Summer House • Driveway Parking • Central Location • Deposit: £2019 • Council Tax Band C • Unfurnished • Tenant Fees Apply

£1,750 Per Calendar Month

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

DESCRIPTION

This impressive three double bedroom end terrace enjoys the perfect balance of peaceful surroundings and city convenience. Set within a mature, beautifully landscaped garden the property offers a rare sense of privacy while remaining within walking distance to local amenities. Combining character with stylish modern living. Recently renovated. Available Now. Driveway Parking. Council Tax Band C. Tenant Fees Apply.

ACCOMMODATION

Front door opens into -

VESTIBULE

Door opens into -

ENTRANCE HALLWAY

Coat hooks, cupboard housing meters and radiator. Stairs lead to first floor and doors to -

CLOAKROOM

Low level WC, wash hand basin and heated towel rail. Storage cupboard and obscure window to the side.

KITCHEN / OPEN PLAN LIVING AREA 22'7" narrowing to 17'0" x 16'8" narrowing to 8'10"

Floor mounted cupboard and drawer units, plus wall mounted shelves. Integrated dishwasher and fridge. Space for fridge/freezer. Sink with mixer tap and drainer. Built in oven with four ring electric

hob. Two radiators. Gas fire with mantle over. Bay window to the front. Doors to -

UTILITY AREA

4'7" x 3'11"

Worktop with undercounter space and plumbing for washing machine. Shelving and window to lean to.

LEAN TO

13'9" x 4'3"

Door out to the patio area / rear garden.

SITTING ROOM

12'1" x 10'2"

Bay window with patio door out to the garden. Shelving in alcove, radiator and window to the side aspect.

BEDROOM ONE

14'5" x 12'1"

Bay window to the front, side window and 2 x radiators. Cupboard with rail.

BEDROOM TWO

11'5" x 10'5"

Window to the rear aspect and shelving. Radiator.

BEDROOM THREE

11'5" narrowing to 7'6" x 10'2" narrowing to 5'6"

Window to the rear aspect, shelving and radiator. Cupboard housing boiler.

BATHROOM

Bath with shower over, low level WC and wash hand basin with mirror over and drawer unit. Obscure window to the side aspect.



OUTSIDE

Garden to the rear of the property with storage shed, summer house and rear gate. Driveway parking for multiple cars and side entrance access to property.

SERVICES

Mains electric, gas and water. Council Tax Band C.
Broadband Speed - Ultrafast 1800 Mbps 220 Mbps
Phone Coverage - EE, Vodafone Strong
Provided by Ofcom.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1750 pcm exclusive of all charges. DEPOSIT: £2019 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. The Landlord would prefer no pets residing at this property.

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

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.

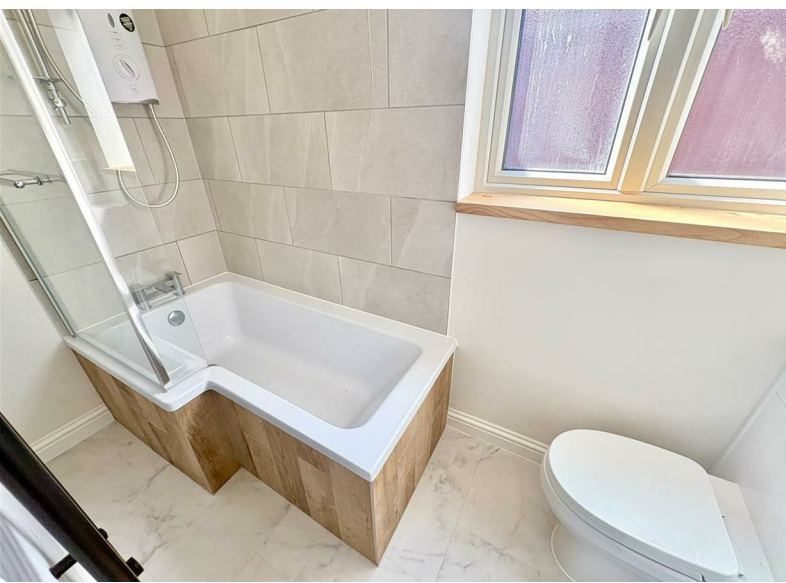
RENTERS' RIGHTS ACT

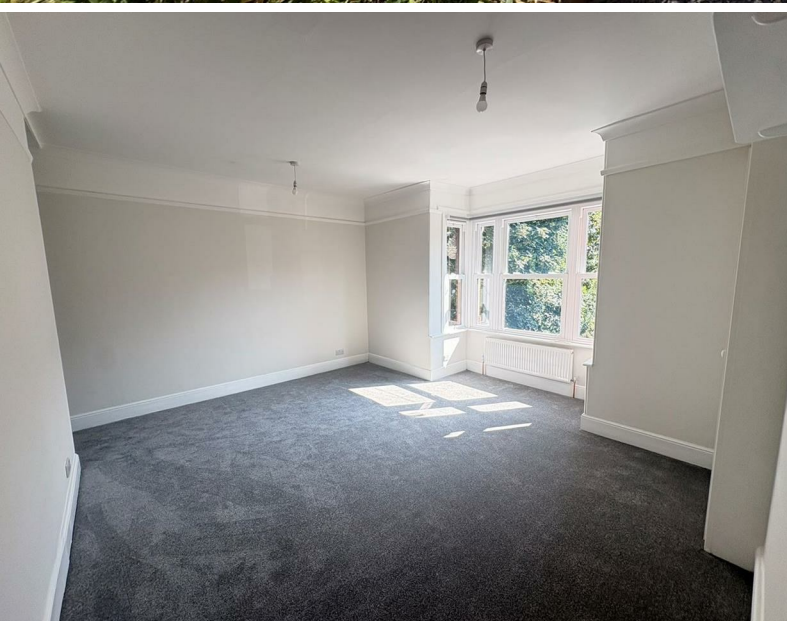
The first phase of the Renters Rights Act was implemented on the 1st May 2026.

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](https://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.



21/22 Southernhay West, Exeter, Devon, EX1 1PR
01392 671598
rentals.exeter@stags.co.uk



@StagsProperty



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		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC