

STAGS

24 Gate Reach, Exeter, Devon EX2 6GA

A three bedroom modern property situated in a highly desirable development.

Exeter City Centre 2.3 Miles / RD&E 1.1 Miles / St Davids Train Station 2.8 Miles

• Available Mid November • Three Bedroom House • Open Plan Kitchen / Living Area • Bedroom One with Ensuite • Enclosed Garden • Allocated Parking Spaces • Long Term • Deposit: £1,730 • Council Tax Band D • Tenant Fees Apply

£1,500 Per Calendar Month

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

DESCRIPTION

An immaculate, modern three bedroom house situated in a sought after development close to the city centre, RD&E and riverside walks and cycle path. The property comprises open plan sitting/dining room and kitchen with integrated fridge/freezer and space for washing machine and dishwasher. Downstairs cloakroom, bedroom one with ensuite and family bathroom. Enclosed garden to the rear with side access and allocated parking to the front. Available Mid November. EPC Band B. Council Tax Band D. Tenant Fees Apply.

ACCOMMODATION

Front door leads to -

ENTRANCE HALLWAY

Radiator and door to -

DOWNSTAIRS CLOAKROOM

Low level WC, wash hand basin and radiator. Obscure window to the front aspect.

OPEN PLAN KITCHEN / LIVING AREA

SITTING / DINING ROOM

18'4" x 17'0" narrowing to 13'5"

Patio doors out to the garden, two radiators and window to the rear. Two storage cupboards, one housing water cylinder.

KITCHEN 8'6" x 8'6"

Modern kitchen with floor and wall mounted cupboards and drawer units. Built in oven with four ring gas hob and extractor over, sink with drainer and mixer tap. Integrated fridge/freezer and undercounter space for dishwasher and washing machine. Window to the front aspect.

From the hallway stairs lead to -

LANDING

Storage cupboard, radiator and doors to -

BEDROOM ONE 12'1" x 11'5"

Window to the front aspect and radiator. Door to -

EN-SUITE

Shower, low level WC and wash hand basin. Heated towel rail.

BEDROOM TWO 11'9" x 8'2"

Window to the rear aspect and radiator.

BEDROOM THREE 8'6" x 8'2"

Window to the rear aspect and radiator.

BATHROOM

Bath with shower over, low level WC and wash hand basin with mirror over. Heated towel rail and window to the front aspect.

OUTSIDE

Two off road residents parking spaces are located to the front of the



property. Side pedestrian access leads around to the enclosed and gated rear garden, which is laid to lawn and patio area. There is also a substantial garden shed and separate bin store and outside water tap.

SERVICES

Mains electric, gas and water. Council tax band D.
Ofcom predicted broadband services-
Ultrafast
Download:1000 mbps
Upload: 220mbps
Mobile Coverage - Indoor: EE, Three, - Limited O2, Vodafone - Likely Outdoor: EE, O2, Three, Vodaphone - Likely

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is from mid November. RENT: £1,500 pcm exclusive of all charges. DEPOSIT: £1,730 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' 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.















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

@StagsProperty

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