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Residential Lettings



63 Anthony Road  
Exeter, EX1 2SS

A spacious and well presented end of terrace cottage within easy reach of the city centre.

• Close to the RD&E • Easy Access to City Centre • Sitting Room • Kitchen/  
Breakfast Room • 2 Double Bedrooms • Modern Bathroom • Available  
Immediately • Tenant Fees Apply •

**£750 per calendar month**

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

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## DESCRIPTION

A well presented, two double bedroom, end of terrace cottage situated in the residential area of Heavitree. Local amenities, the Hospital, County Hall and the City Centre are all easily accessible. The accommodation comprises of an entrance hall, sitting room, kitchen/breakfast room, fitted bathroom and two double bedrooms. Courtyard, on road parking. Unfurnished. Gas-fired heating. Available immediately. EPC Band D. Tenant fees apply.

## SITUATION

The property is situated in the popular residential area of Heavitree and benefits from nearby local amenities that include various independent shops, a supermarket and a further express supermarket with petrol station, pubs, restaurants and hairdressers. The city centre is easily accessed and is within walking distance but there are also numerous bus services nearby.

## ACCOMMODATION

Wood effect vinyl flooring laid, useful storage cupboard, radiator, doors and stairs leading off.

In addition, there is a glazed door leading to the courtyard garden.

## SITTING ROOM

Laminate wood effect flooring, coal effect gas fire with decorative surround. Upvc Window looking to the front of the property.

## KITCHEN/BREAKFAST ROOM

Fitted kitchen comprising of matching wall and base units with granite effect worktops. Space for appliances, inset sink, freestanding oven and hob. Upvc window looking to the rear. Space for a breakfast table.

## BATHROOM

Modern white ceramic suite comprising of WC and handbasin. Panel bath with mixer shower over and glass screen. Radiator, obscured glazed window to the rear.

## STAIRS & LANDING

Varnished stair furniture with painted treads to landing, doors leading to:

## BEDROOM 1



Double in size, cupboard containing recently fitted gas fired boiler, exposed floorboards, radiator, Upvc window looking to the front of the property.

### BEDROOM 2

Double in size, exposed floorboards, radiator, window looking to the rear over the courtyard.

### OUTSIDE

To the rear of the property, there is a walled courtyard laid to gravel with a brick finished well stocked border. On road parking.

### SERVICES

Mains water and drainage, electricity. Gas fired heating. Council Tax Band B.

### LETTING

The property is available to rent for a period of 6/12 months plus on Renewable Assured Shorthold Tenancy, unfurnished. RENT: £750 per calendar month exclusive of all charges DEPOSIT: £850 returnable at the 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. Usual references required. No pets. Viewings strictly through the Agents.

### TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £180 (£150 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.





