



**stags.co.uk**

Residential Lettings



66 Whitaker Close  
Exeter, EX1 3WR

A beautifully presented modern attached house, situated in a peaceful location on the edge of a development.

• Immaculate Accommodation • Kitchen/Breakfast Room • Sitting Room • 3 Bedrooms, 2 Bathrooms • Garage, Parking & Garden • Unfurnished • Tenant Fees Apply •

**£995 per calendar month**

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

Cornwall | Devon | Somerset | Dorset | London



## DESCRIPTION

This immaculately presented unfurnished three bedroom house is situated in a tucked away position, on the edge of a new development. The accommodation includes an entrance hall, cloakroom, kitchen/breakfast room with integral appliances and spacious sitting/dining room. There are 3 bedrooms, including a master with en suite shower room and main bathroom. The property has a low maintenance rear garden, a garage and driveway. Gas central heating. No pets/smokers. EPC Band B. Tenant fees apply.

## ACCOMMODATION

Upvc front door opening into:

### ENTRANCE HALL

Useful cupboard with shelving, coat hooks, telecoms box and electric consumer unit. Radiator, smoke alarm, turning stairs to first floor. Door to:

### CLOAKROOM

White low level WC and wash basin with ceramic tiled splashback and mirror over. Radiator and window to the front.

### KITCHEN/BREAKFAST ROOM

The kitchen includes a good range of white gloss units with pale grey work surfaces with an inset stainless steel sink and ceramic tiled splashbacks. Integrated Zanussi appliances including slimline dishwasher, fridge freezer, electric oven and stainless steel four ring gas hob with extractor hood and stainless steel splashback. Space for washing machine. Space for a breakfast table and window to the front aspect over looking the open green area.

## SITTING ROOM/DINING ROOM

A spacious room with French doors opening onto the rear garden. Large understairs cupboard, two radiators and neutral carpet. Television point.

## STAIRS & LANDING

From the entrance hall, turning stairs lead to the first floor landing which has a linen cupboard, radiator and door to:

## MASTER BEDROOM

A lovely room with a window to the rear aspect. Good sized built-in wardrobe with hanging rail and shelves. Radiator, neutral carpet, central heating controls and door to:

## EN SUITE SHOWER ROOM

Fitted with a white suite comprising of a walk-in shower cubicle with mains operated Mira shower, low level WC and pedestal wash basin with mirror and shaver point. Neutral ceramic wall tiles, extractor and radiator.

## BEDROOM 2

A double room with a window to the front overlooking the green area. Radiator and neutral carpet.

## BEDROOM 3

Window to the rear aspect, radiator and television point.

## BATHROOM

Fitted with a white suite including panelled bath with mixer shower and glass screen over, low level WC and pedestal wash basin with mirror. Radiator, neutral ceramic wall tiles, extractor, painted wooden cabinet and obscure glazed window to the front.





## OUTSIDE

A block paved driveway provides parking for two to three vehicles and leads to the SINGLE GARAGE. The garage has light and power. There is also an outside tap. A gate leads to the rear garden with an area of patio adjacent to the sitting room, an area of lawn and a pathway leading to a further sunken patio and garden shed.

## SITUATION

Number 66, Whitaker Close is located within a new development in the village of Pinhoe, on the edge of the city of Exeter. The house overlooks a pleasant open green area and there are further recreational spaces nearby. Pinhoe provides a local rail link, pharmacy, doctors surgery, primary school and local shops. A new primary school is also currently being built within the development. The city centre is about 4 miles away and provides an extensive range of facilities including excellent dining, shopping, theatre, sporting and recreational amenities. Exeter has mainline railways stations to London Waterloo and Paddington and the International Airport also lies less than 4 miles from the property. There are excellent road communications within easy reach, with junctions of both the M5 and A30 being a within short drive.

## SERVICES

Mains electricity, gas, water and drainage. Fast fibre optic broadband available. Council tax band D (ref: 2205346601).

## DIRECTIONS

From Exeter proceed on the B3212/Pinhoe Road. Go through two mini-roundabouts into Pinhoe. Continue on this road passing the pet store on the left. At the traffic lights, turn left into Hawkins Road and continue through the development and on reaching a

grass triangle, bear right and after a short distance, turn left into Sandoe Way. Take the next left into Whitaker Close and continue to the top and around to the right. Number 66 will be found on the right, opposite the green open space.

## LETTING

The property is available to rent for a period of 6 months plus on a renewable assured shorthold tenancy, unfurnished. RENT: £995 per calendar month exclusive of all charges. DEPOSIT £1095 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 DSS/pets/smokers. Viewings strictly through the Agent.

## 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.





21/22 Southernhay West, Exeter, Devon, EX1 1PR  
 Tel: 01392 671598  
 Email: [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(85-91) <b>B</b>			
(80-84) <b>C</b>			
(75-79) <b>D</b>			
(69-74) <b>E</b>			
(63-68) <b>F</b>			
(55-62) <b>G</b>			
Not energy efficient - higher running costs			
		83	95
England & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(85-91) <b>B</b>			
(80-84) <b>C</b>			
(75-79) <b>D</b>			
(69-74) <b>E</b>			
(63-68) <b>F</b>			
(55-62) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		85	97
England & Wales		EU Directive 2002/91/EC	