The Old Tractor Shed, Poltimore, Exeter, EX4 0BQ

Unique unfurnished, detached single storey house situated on the outskirts of Poltimore.

Exeter 5 Miles

• Rural Location • 3 Bedrooms (one en-suite) • Kitchen/Living Room • Good Size Garden • Countryside Views • Pets Considered • Available Immediately • Tenant Fees Apply •

£895 Per calendar month

EPC Band C

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

DESCRIPTION
Unique unfurnished single storey property. Accommodation comprises: open plan Kitchen/living room with doors leading out to the garden, hallway, 3 bedrooms (one en-suite) and bathroom. Garden with views over the countryside and parking. LPG heating. Available immediately. Pets considered. EPC C band. Tenant Fees Apply.

ACCOMMODATION
Front door leading into:

ENTRANCE HALL
Laminate flooring, large storage cupboard housing the security alarm system. Window to the front.

CLOAKROOM
White suite comprising: WC and wash hand basin. Ceramic tiled flooring.

MASTER BEDROOM
Good size double, dual aspect with views over the countryside. French doors leading to the garden, door to;

EN-SUITE
White suite comprising: WC and wash hand basin. Shower cubicle with electric shower. Tiled floor and part tiled walls, window to the rear.

BATHROOM
White suite comprising; WC, wash hand basin, panelled bath with shower over, velux window.

BEDROOM 2
Double room, carpet, window to the side.

BEDROOM 3
Small double, carpet, window to the side.

OUTSIDE
Garden to the side of the property which is mainly laid to lawn with views over the surrounding countryside, parking for 3 cars.

SERVICES
Mains electricity, private water and drainage. LPG heating. Council tax band D (2547403102)

SITUATION
The property is situated in the pleasant village of Poltimore which lies approximately 5 miles east to the Cathedral city of Exeter. The popular village of Broadclyst is less than three miles distant and has a strong community with a village shop, two pubs, primary school, church and the well-regarded Clyst Vale Community College secondary school. To the north of Broadclyst is the National Trust owned Killerton Estate and villages including Silverton and Bradninch. In addition, Exeter Business Park, Exeter International Airport and the access to the M5 motorway are also easily accessible.

DIRECTIONS
Upon entering Pinhoe from Exeter, take the road signposted Broadclyst and Cullompton. Continue on this road passing the Pet shop and the new development of houses for approx ½ mile and then turn left into Poltimore. Take the next right signposted Poltimore Barton/West Exe. Continue down and The Old Tractor Shed will be found on your right hand side.
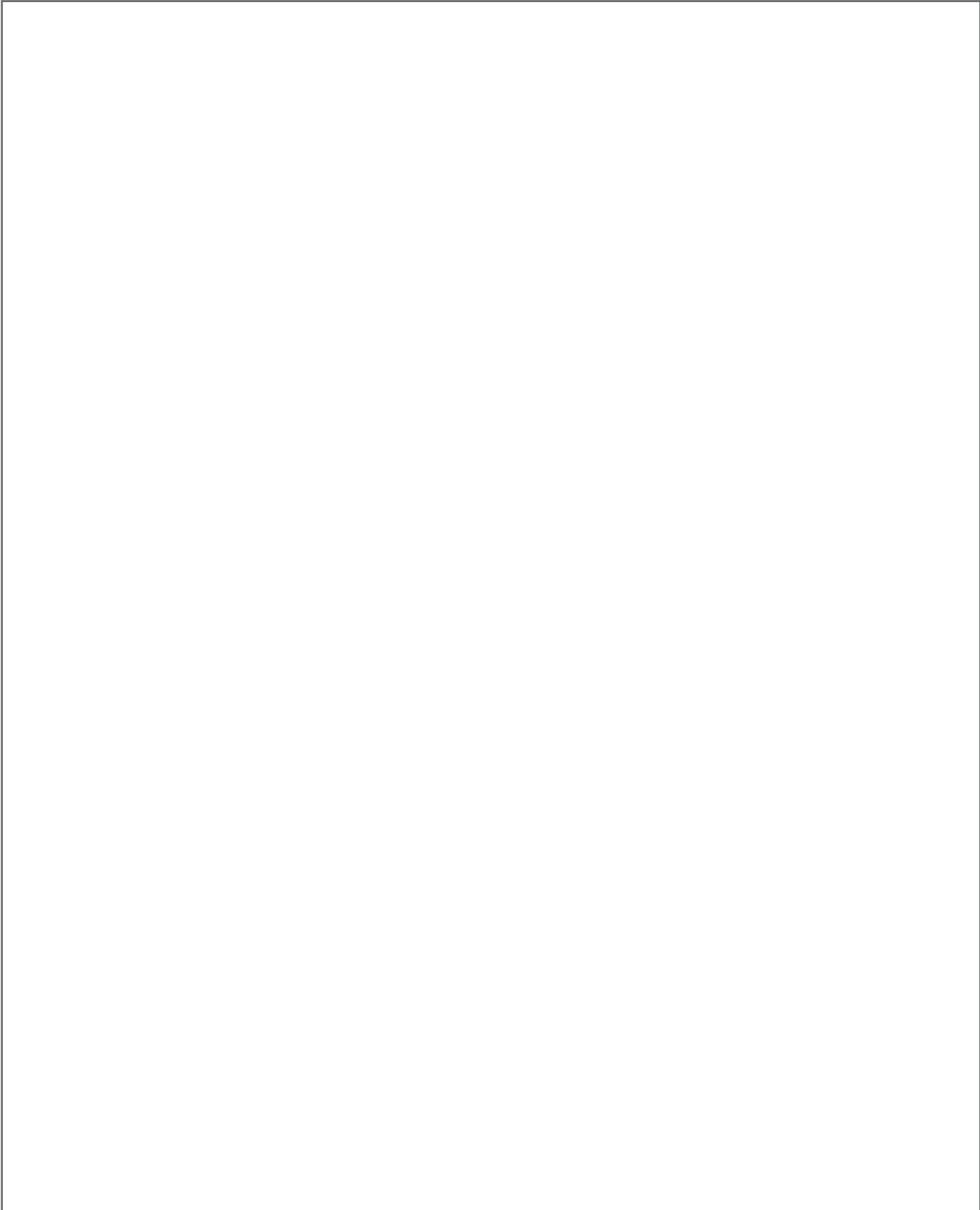
LETTINGS
The property is available to rent for a period of 6/12 months plus, on renewable assured shorthold tenancy. Unfurnished. RENT: £895 per calendar month exclusive of all charges. DEPOSIT £995 returnable at the end of tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. Pets considered.. 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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		107
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO₂ emissions		104
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO₂ emissions		

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These particulars are a guide only and should not be relied upon for any purpose.   **stags.co.uk**