



**STAGS**

10 King Edward Street, Exeter, Devon,  
EX4 4NY

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Terraced house within walking distance of St Davids  
train station and Quayside.

Exeter City Centre 2 miles

• Unfurnished • 2 Reception Rooms • 2 Double  
Bedrooms • Garden • Gas Central Heating • Available  
immediately • Tenant Fees Apply •

**£750 Per calendar month**

EPC Band D

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

## DESCRIPTION

An unfurnished terraced house near the city centre, within walking distance of St Davids train station and Exeter's Quayside., The accommodation comprises: living room, dining room, kitchen, 2 double bedrooms and bathroom Garden. Permit parking available from Exeter City Council. Gas central heating. No pets/smokers. EPC band D. Available immediately. Tenant fees apply.

## ACCOMMODATION

Front door to:

### ENTRANCE HALL

Carpet.

### LOUNGE

Carpet, window to the front aspect, ornate marble effect hearth.

### DINING ROOM

Carpet, door to the rear garden.

### KITCHEN

Range of wall and floor kitchen units with work tops. Stainless steel sink unit, cooker, plumbing and space for a washing machine. Gas fired boiler providing domestic hot water and heating via radiators.

### FIRST FLOOR LANDING

Carpet.

### BEDROOM 1

Double room. Window to the front aspect overlooking street. Carpet.

### BEDROOM 2

Double room. Window to the rear aspect. Carpet. Ornate fireplace.

### BATHROOM

White suite comprising: bath, wash hand basin and w.c. Separate shower cubicle with electric shower.

## OUTSIDE

Rear garden mainly laid to lawn. Patio area.

## SERVICES

Mains gas, electric and water. Exeter City Council Tax Band B (103350001000)

## SITUATION

The property is situated in a quiet cul de sac off New North Road and is within walking distance of St Davids Railway Station and the city centre. From the city centre there is frequent public transport to Exeter Business Parks, Marsh Barton and Sowton sites, and good access to the M5/A30 road junctions.

## DIRECTIONS

From Stags Southernhay offices drive from Western Way, through Paris Street to New North Road in the direction of Tiverton/Crediton. King Edward Street can be found on the left hand side just past the junction of Bonhay

Road with New North Road. The property can be found on the right hand side.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £750 pcm exclusive of all charges. Children considered. DEPOSIT: £865 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.

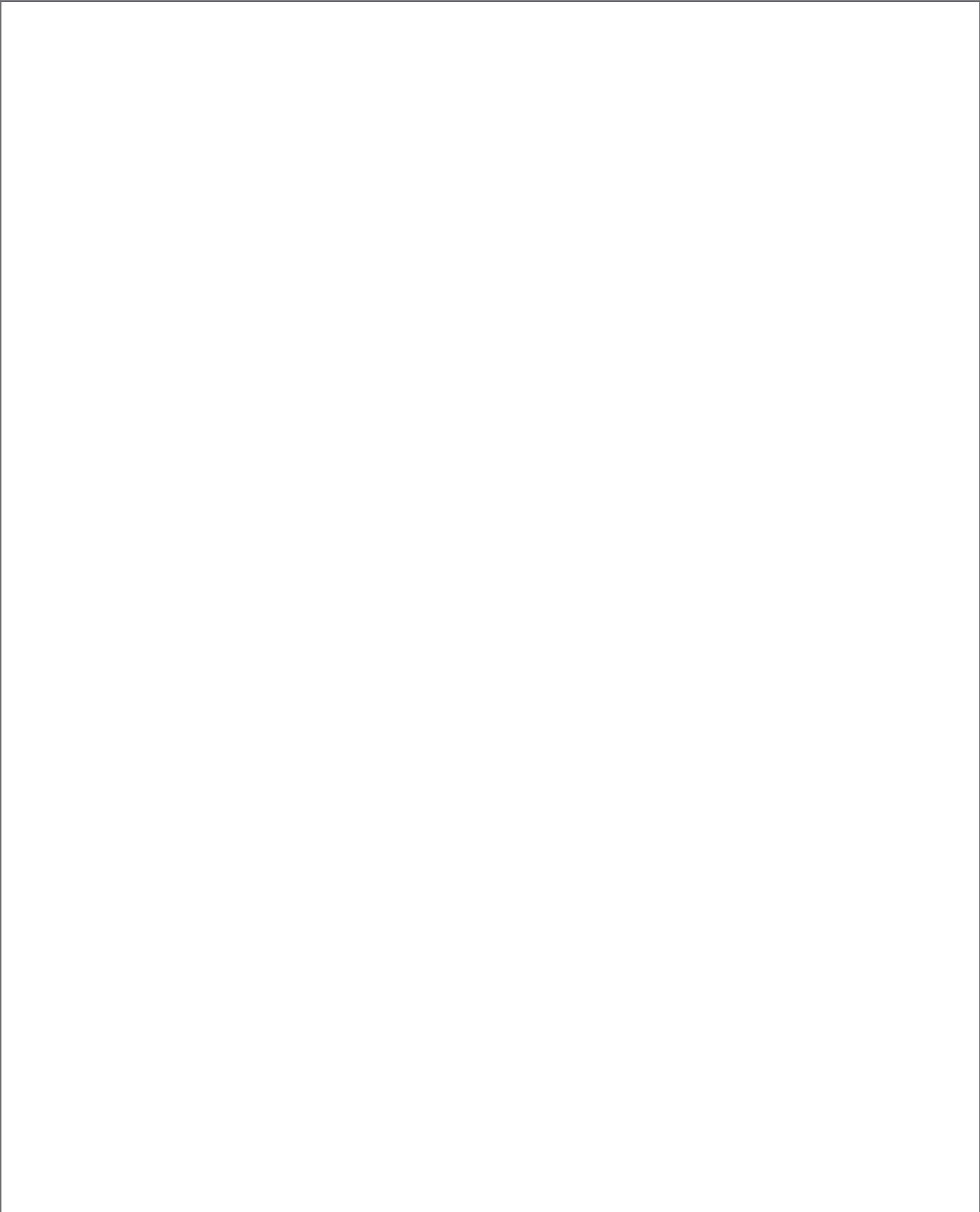
## HOLDING DEPOSIT AND TENANT FEES

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.





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



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