



4 Lea Dene 34 Alphington Road, Exeter, Devon EX2 8HN

FULLY BOOKED - NO VIEWINGS AVAILABLE Situated in a convenient location on Alphington Road is this lovely light and airy two double bedroom apartment close to local amenities with easy access to the city centre.

Alphington

• Available December • Two Double Bedrooms • First Floor Apartment • Unfurnished • One Allocated Parking Space • Council Tax Band A • Tenant Fees Apply • FULLY BOOKED - NO VIEWINGS AVAILABLE

£800 Per Calendar Month

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

DESCRIPTION

FULLY BOOKED - NO VIEWINGS AVAILABLE

Situated in a convenient location on Alphington Road is this lovely light and airy two double bedroom apartment close to local amenities with easy access to the city centre. This apartment is double glazed throughout and benefits from central heating and sound proofing underlay. Allocated parking available.

ACCOMMODATION

Front door opens in to -

HALLWAY

Intercom phone system, coat hooks and doors to -

BATHROOM

Shower. Low level WC. Wash hand basin with mirror above. Mirrored cabinet and radiator.

BEDROOM TWO 11'5" x 10'5"

Two double glazed windows to front aspect, inbuilt wardrobe and radiator.

KITCHEN / LIVING AREA 16'0" x 9'6"

Modern kitchen with a range of floor and wall mounted cupboards and drawer units. Built in oven with four ring gas hob and extractor over. Built in fridge/freezer and washing machine. Double glazed window to front aspect and radiator.

BEDROOM ONE 13'5" x 12'5"

Double glazed windows to front and rear aspect. Radiator.

OUTSIDE

Allocated parking.

SERVICES

Mains electricity, gas and water. Exeter City Council Tax Band A.

DIRECTIONS

Leave the city centre in the direction of Exe Bridges, cross Exe bridges taking a left onto Alphington Road. The property is situated on the right hand side just after Sydney Road and St Andrews Hotel.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available December. RENT: £800 pcm exclusive of all charges. Sorry no children or pets allowed. DEPOSIT: £923 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.

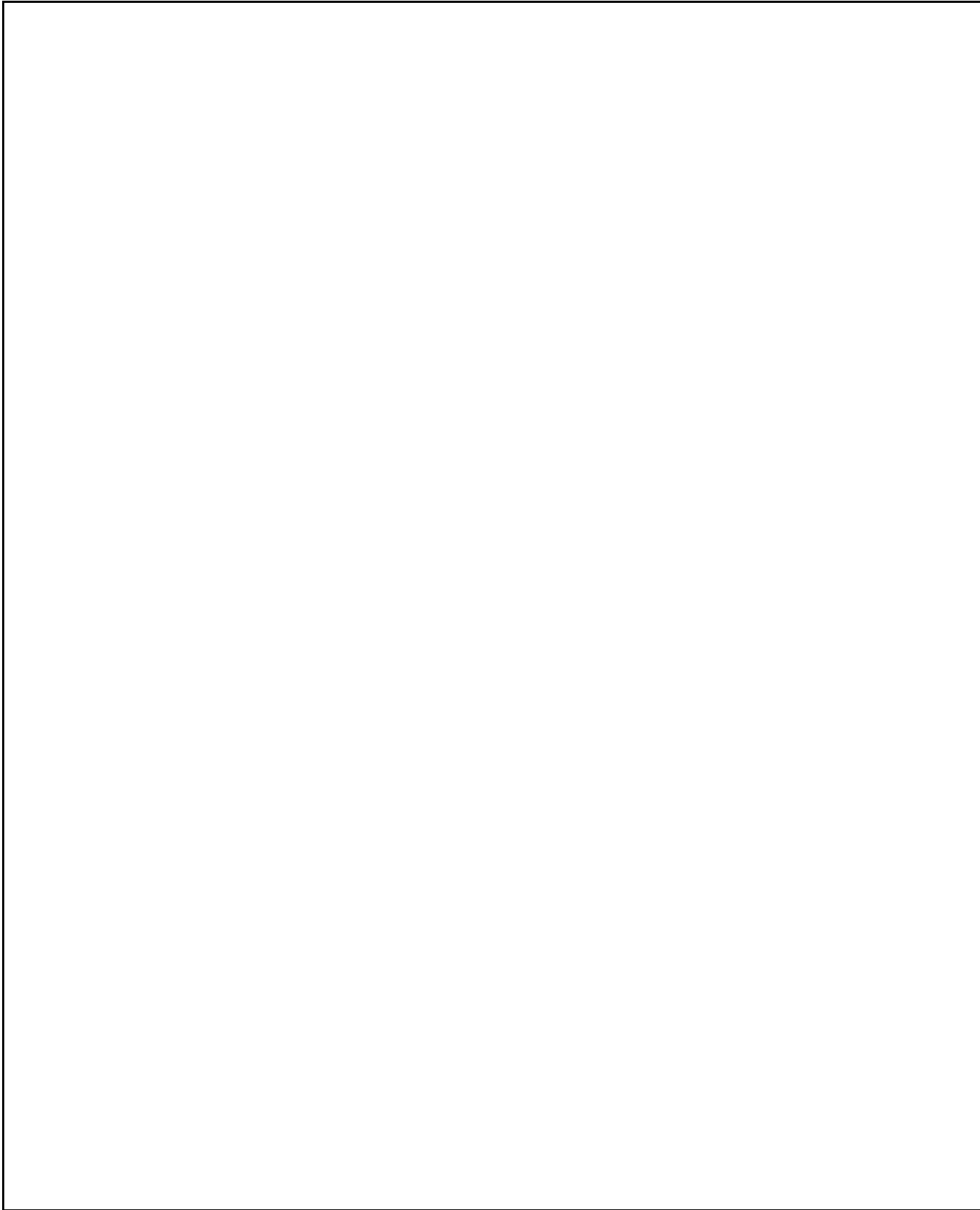
HOLDING DEPOSIT AND TENANT FEES

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.





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