



Flat 2, 66 Belmont Road, Exeter, Devon EX1 2HQ

****FULLY BOOKED FOR VIEWINGS**** A well presented one bedroom first floor apartment situated in the centre of Exeter.

City Centre 0.8 miles

• Lounge With Bay Window • Kitchen/Breakfast Room • Single Occupancy Preferred • Gas Central Heating Throughout • Available Early July • No Pets Considered • 6 / 12 Months Plus • Deposit: £894 • Council Tax Band: A • Tenant Fees Apply

£775 Per Calendar Month

01884 232872 | rentals.tiverton@stags.co.uk

ACCOMMODATION

ENTRANCE HALLWAY

With fitted carpet, two storage cupboards, window, radiator.

KITCHEN

14'10" x 10'10"

With wood effect vinyl flooring, window to rear, radiator, electric oven and hob, fridge/freezer, space and plumbing for washing machine.

LOUNGE

17'2" x 15'1"

A spacious room with fitted carpet, bay window to front looking over Belmont Park, feature fireplace, radiator.

BEDROOM

11'7" x 10'4"

Double, with fitted carpet, window to rear, radiator.

BATHROOM

With wood effect vinyl floor, bath with shower over, window to side, WC, wash hand basin.

SERVICES

Mains electric, water and drainage, gas fired central heating, Council Tax Band A

SITUATION

Situated opposite Belmont Park, within the Newtown area of Exeter, the location is popular with residents as local facilities are within a short walk including primary school, shop and pubs. It is within easy walking distance of the centre of city now offering an excellent range of shopping, dining, theatre and recreational amenities. St Leonard's, the R, D & E Hospital and the professional centre in Southernhay are all a short walk away.

DIRECTIONS

Starting from Stags Office in Southernhay follow Barnfield Road and turn left onto Western Way. At the roundabout take the third exit onto Western Way, turn right just before the roundabout onto Belmont Road, and number 66 will be found at the end of the road on the right hand side.

LETTINGS

The property is available to let on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available to rent early July. RENT: £775.00 per calendar month exclusive of all charges. DEPOSIT: £894.00 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. Usual references required. Viewings strictly through the agents.

HOLDING DEPOSIT & 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus) A		
81-91) B		
69-80) C		
55-68) D		
44-54) E		
35-43) F		
2-34) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		