



TO LET



8 Whipton Road, Exeter, EX4 8AT

£1,200 PCM



- Entrance Hall
- Dining Room
- Downstairs Cloakroom/WC
- Two Further Double Bedrooms
- Sizeable Rear Garden
- Spacious Living Room
- Kitchen
- Master Bedroom with En Suite Shower Room
- Family Bathroom
- Parking at Front of Property

Burgoynes are members of the SafeAgent Client Money Protection Scheme.

Burgoynes are a member of the Property Ombudsman Scheme.

All deposits are held within a custodial scheme with The Deposit Protection Scheme.

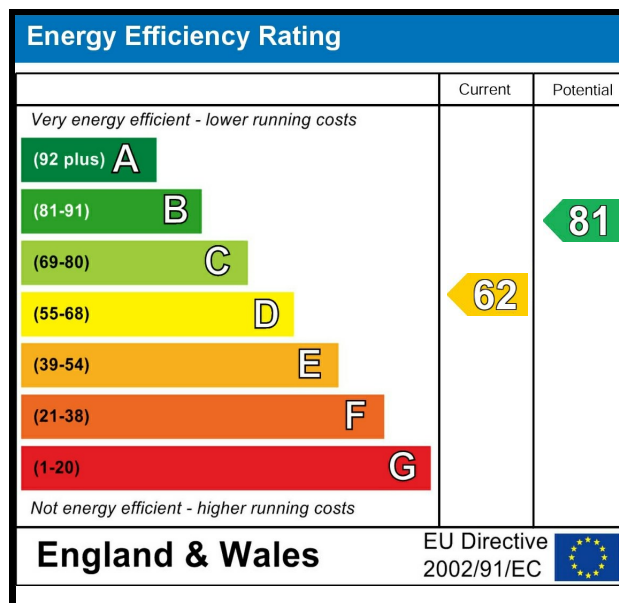
THE PROPERTY

A beautifully renovated and refurbished semi-detached 3 bedroom home in a quiet cul-de-sac close to Polsloe Bridge railway station and within walking distance of Whipton's shops. This lovely home has been updated to a high specification with the accommodation consisting of a spacious living room, separate dining room, kitchen, downstairs cloakroom/WC, master bedroom with newly fitted en suite shower room, two further double bedrooms and a newly fitted family bathroom. The property has a decked rear garden and parking for one vehicle at the front. Tenants will be responsible for the maintenance of all white goods. No Pets. Council Tax Band C.

Burgoynes are a member of the Safeagent Client Money Protection Scheme. There are no set up fees for any tenant including ID checks, Right-to-Rent check, 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) and arranging the signing of the Tenancy Agreement. The tenant will pay rent and deposit. If rent is in arrears at anytime, they will pay the interest on any unpaid commission: 3% above the Bank of England Base Rate from Due Date until paid.

SITUATION

Whipton Road is in an elevated position set back from Pinhoe Road with easy access to Whipton Village Shops and Polsloe Bridge Railway Station. There is a frequent bus service from Pinhoe road to and from the city centre.



Directions

Travelling from Exeter along Pinhoe Road and under Polsloe Railway Bridge. Continue forward through the traffic lights and up the hill and take the second left into Redland Close (just before Whipton Village Road). Take an immediate left along a single carriageway road which runs parallel with Pinhoe Road and you will find the property at the top of the cul de sac.

