



TO LET



4 Cart Land Rise, Tithebarn, Exeter, Devon, EX1 3YT
£1,100 PCM



- Composite Front Door
- Entrance Vestibule
- Lounge
- Two Double Bedroom
- Rear Garden
- Part of the EON District Heating System
- Downstairs Cloakroom/WC
- Kitchen/Diner
- En-Suite Bathroom And En-Suite Shower Room
- Two Parking Spaces

Burgoyne's are members of the SafeAgent Client Money Protection Scheme. Burgoyne's are a member of the Property Ombudsman Scheme. All deposits are held within a custodial scheme with The Deposit 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.

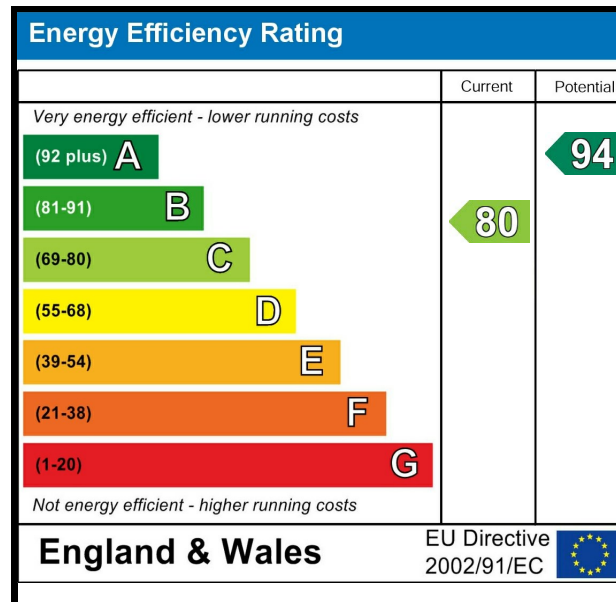
THE PROPERTY

VIEWINGS NOW FULLY BOOKED DO NOT APPLY No 4 is a stunning ,nearly new, two bedroom, two bathroom, semi-detached home, set within the Cavanna Development at Tithebarn. This unique development is situated between Pinhoe and Clyst Honiton with access to the M5, A30 and Exeter Airport. The accommodation consists of a spacious lounge, kitchen diner with all integral white goods fitted including washing machine, dishwasher and fridge/freezer, a downstairs cloakroom/WC and two double bedrooms both with en-suite bathroom or shower room. The property also benefits from a lovely enclosed south facing rear garden, laid primarily to lawn and two parking spaces situated at the front of the property. Early viewings are highly recommended. NO PETS. Offered Unfurnished. Available from 11th October 2021. Viewings to be booked through Burgoyne's. Council Tax Band: C

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SITUATION

Cart Land Rise is situated close to Exeter Science Park and between Pinhoe and Clyst Honiton along Tithebarn Way. It is part of the new Cavanna Homes development.



Directions

From Sowton Roundabout, take the A30 and keep to the left. Follow the road left on to the old A30 and take the second left into Tithebarn Way. Follow this road until you see the Cavanna Homes Development on your left. Turn left into the development and left again into Cart Land Rise. No 4 is at the top on your right.

