



19 Kingsway, Exeter
£1,400 pcm

19 Kingsway

Exeter, EX2 5EN

- Great location, close to all amenities
- Three bedrooms
- Completely renovated and modernised
- Large living room/diner
- Shared off road parking and on street permit parking available
- Gas central heating
- Fully double glazed
- D68 - epc rating

19 Kingsway is in a great location in the Heavitree area of Exeter. The property has been completely renovated, refurbished, with new flooring and redecorated throughout to a very high standard, and is located on a quiet, residential street close to the Royal, Devon and Exeter hospital. The property has a large open plan living room and dining room, alongside a brand new, fitted kitchen with utility and ground floor wc. The dining room has patio doors to the raised decking and rear garden. On the first floor there are three bedrooms (two of which are good sized double rooms as well as the brand new bathroom. The entire property is double glazed and benefits from a new Worcester, gas boiler.





Terms;

Available - Now

Rent - £1400pcm

Deposit - £1400

Pets - Considered

Heating - Gas

Unfurnished

Council tax - Band C

EPC - D68

Directions; Follow Sat Nav to EX2 5EN

What3words - ///plants.suffer.nights

Exeter is a thriving city in the South West and offers a wide choice of cultural resources, theatres, art centres and museums. There are a variety of excellent state and private schools for both primary and secondary level, including St Leonard's primary school, Exeter School, The Maynard School and the Cathedral School, whilst Exeter University is recognised as one of the best in the country. Exeter's historic quay, the River Exe and surrounding countryside are a walk or bike ride from the property, with Dartmoor and miles of beautiful coast being within easy reach. The M5 motorway provides links to Bristol and London, the A38 to Plymouth and the A30 to Cornwall. Exeter St David's offers regular train services to London Paddington in just over two hours and Exeter Airport has daily flights to City Airport London as well as international destinations.

I'm INTERESTED to look! What next?

We'll fix you a viewing appointment - phone, email or call into the office (we're open 7 days a week) with some dates and times that suit you.



I want to APPLY! What next?

You'll need to complete an application form which you can be given a paper copy of or we can send you a link to your email. We also need to check your ID so that we comply with the Right to Rent check, which is a legal requirement now for all tenancies – this can be found at <https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

HELP! I need more information on the whole renting process!

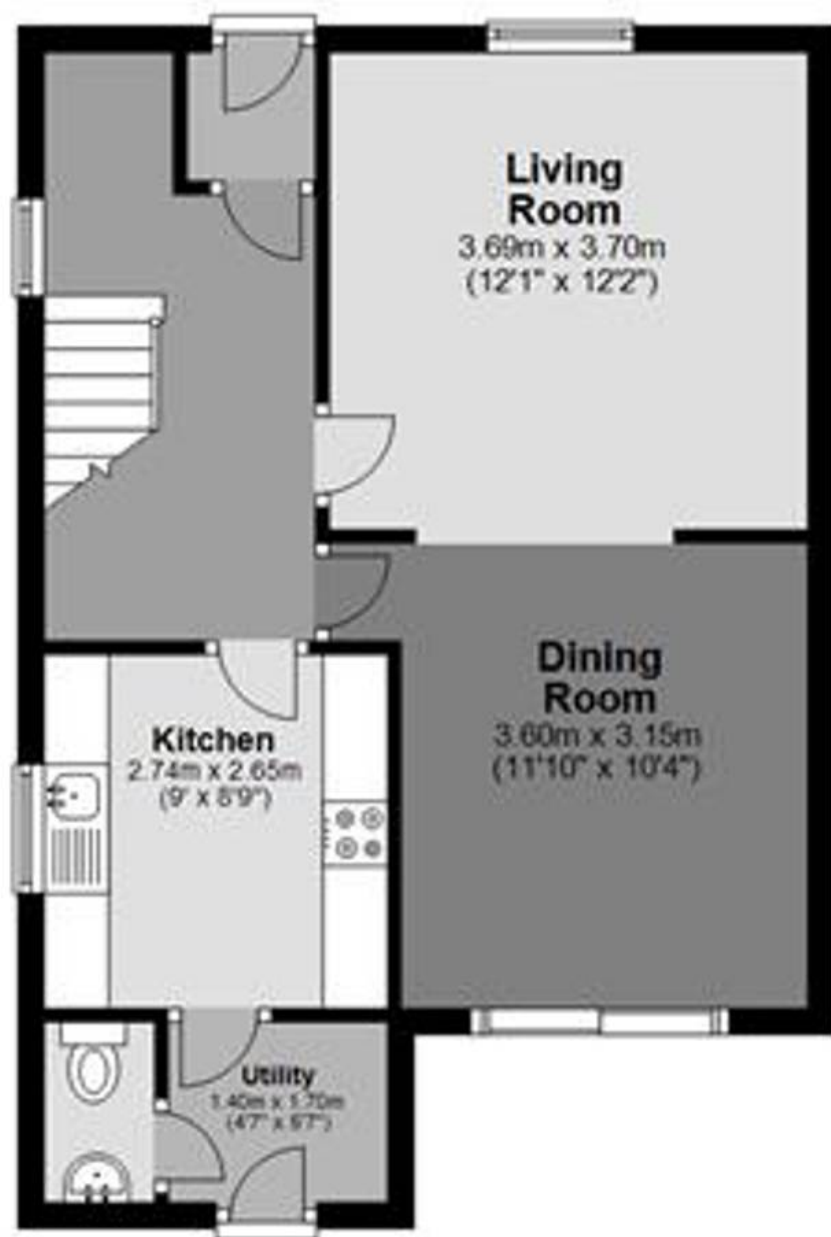
We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept – the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

You can also check out our step by step RENTING GUIDE here: <https://www.helmores.com/rent/renting-guide>



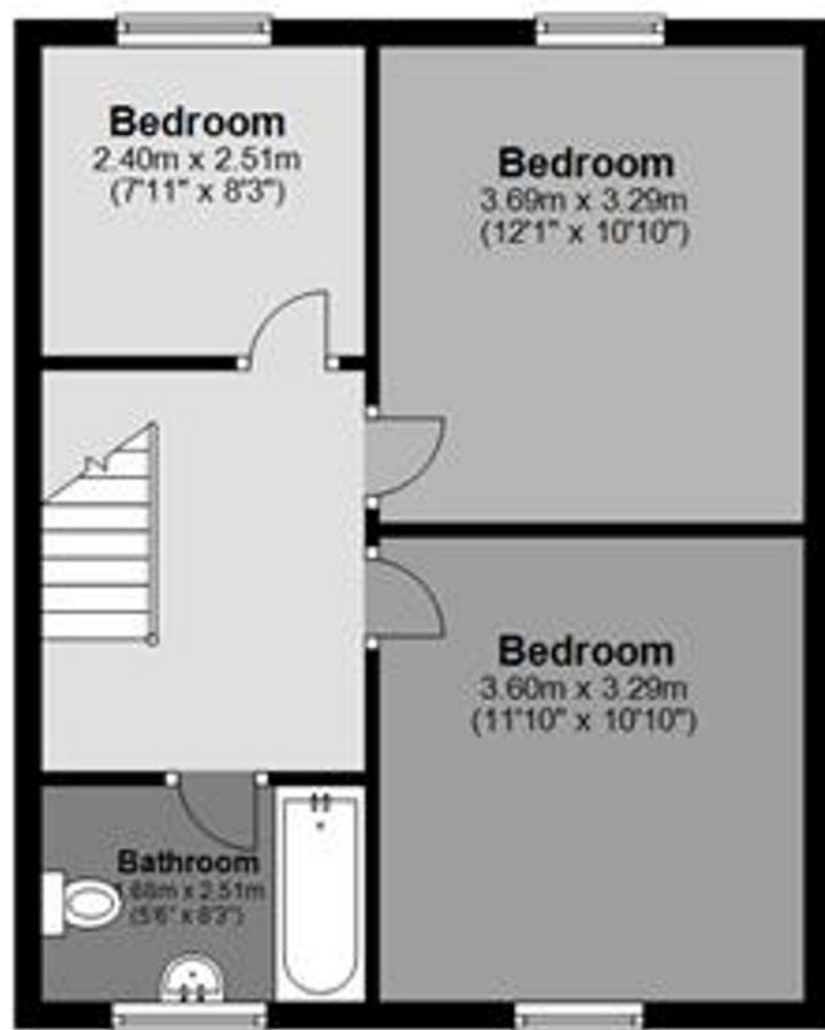
Ground Floor

Approx. 47.6 sq. metres (512.2 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.4 sq. feet)



Total area: approx. 91.2 sq. metres (981.6 sq. feet)



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.