



Flat 3 3 Buddle Lane, Exeter, EX4 1JU

£600 Per Calendar Month

A newly renovated STUDIO APARTMENT situated on Buddle Lane just off Cowick Street, close to the shops and amenities with a good and regular bus services into the city centre. The property has recently been the subject of full renovation and benefits from new Kitchen and Bathroom suites, a new mains gas central heating boiler and has been redecorated and recarpeted throughout. The property also benefits from a cooker, washing machine, fridge, microwave and toaster.

DESCRIPTION

Flat 3, 3 Buddle Lane is a Studio Apartment situated in Buddle Lane, just off Cowick Street close to the shops and amenities with a good and regular bus services into the city centre. The property has recently been the subject of full renovation and benefits from new Kitchen and Bathroom suites, a new mains gas central heating boiler and has been redecorated and recarpeted throughout. The property also benefits from a cooker, washing machine, fridge, microwave and toaster.

ENTRANCE

From Buddle Lane a wooden gate leads through a communal courtyard to the Front Door into the

COMMUNAL ENTRANCE HALL

with stairs leading to the First Floor and the Front Door into the

FLAT ENTRANCE HALL

providing coat hanging space and a doorway through to the

STUDIO ROOM

with window to the front overlooking Buddle Lane, radiator and doorways to the Kitchen and En Suite Shower Room

ENSUITE SHOWER ROOM

with fully panelled walls and matching white suite comprising a walk-in Shower Cubicle housing an electric shower with glazed shower screen to one side, a low level WC and pedestal wash hand basin with mirror fronted medicine cabinet over.

KITCHEN

Fitted with a range of matching wall and floor units under a roll top work surface with tiled splash backs including and incorporating a single drainer stainless steel sink unit with mixer tap. The Kitchen also benefits from a washing machine, cooker, fridge, microwave and toaster.

SERVICES (RENTAL)

Mains electricity, mains water and mains drainage. Mains Gas Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. Satellite available via Sky. Superfast Broadband (provided by BT) is 1600 Mbps. Mobile Phone coverage by EE, 02 and Vodaphone. All services to be paid for in addition to the rent for the property.

TENURE

The property is to be let unfurnished on a six month Assured Shorthold Tenancy (minimum). Possession will only be granted upon successful completion of all I.D. checks, referencing, fully signed tenancy documents and receipt of cleared funds (first months' rent in advance plus the deposit) prior to an agreed move-in date. Please

Note: Sorry No Pets, Children, Smokers or Students. SINGLE OCCUPANCY ONLY

RATES

The Tenant will be responsible for the Council Tax ~ Band A

Rent ~ £600 per calendar month, payable in advance by Standing Order

In-Going Costs ~ One months' rent in advance plus the Deposit (deposit equal to five week's rent) to be received in cleared funds prior to an agreed move-in date. Deposit held by The Keenor Estate Agent in a government approved Deposit Scheme and returned to the Tenant at the end of the tenancy, subject to Landlord approval after a final inspection of the property condition which will be compared against a move-in inventory.

APPLICATION DETAILS

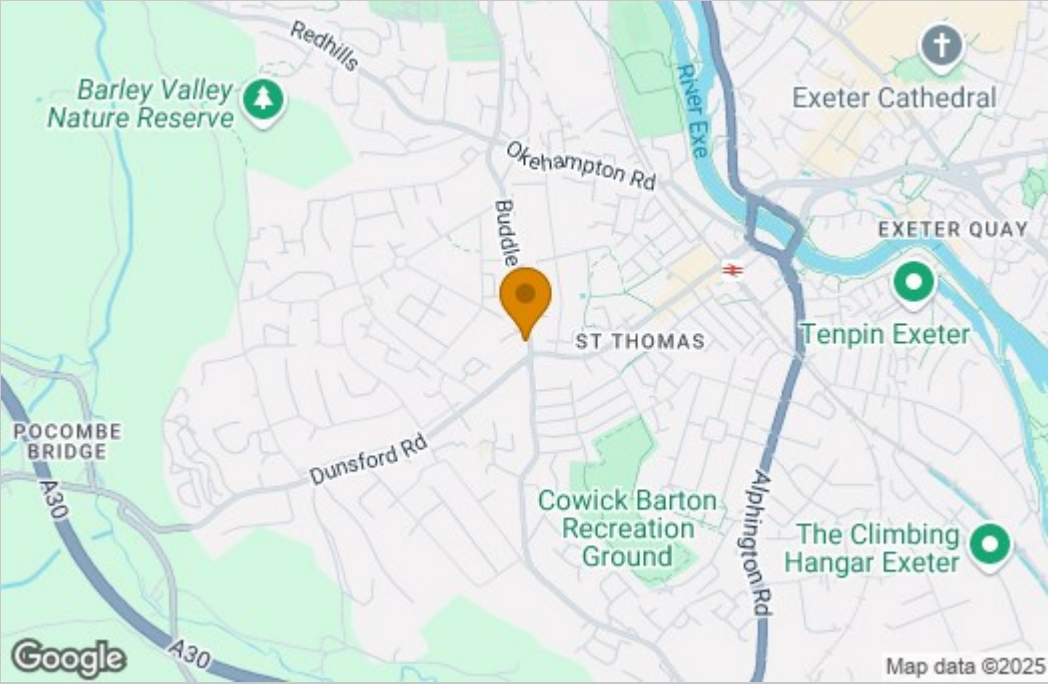
All prospective tenant(s)/permitted occupier(s)/guarantors aged 18+ must complete their own application forms and provide original acceptable I.D. documents to comply with Money Laundering and Right to Rent legislation. For successful applications, a sanction check will also be conducted via Smartsearch against all tenants, permitted occupiers and guarantors as required under the Sanctions and Anti-Money Laundering Act 2018. All applications are subject to landlord approval, referencing and contract.

VIEWING

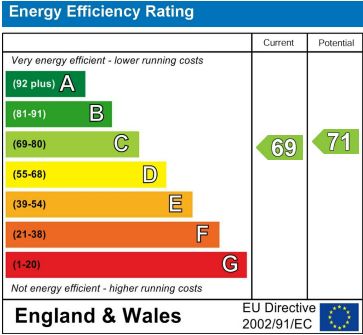
Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.