



Flat 2 Rock House, Cowick Lane, Exeter, Devon EX2 9HY

A spacious first floor period conversion two bed unfurnished apartment.

Exeter City 3.1 Miles / Exeter St Davids 2.5 Miles

• Two Double Bedrooms • Fully Fitted Kitchen • Bathroom With Shower • Unfurnished • Garage • Available Mid May • Deposit: £1028 • Council Tax Band C • EPC D • Tenant Fees Apply

£950 Per Calendar Month

01392 671598 | rentals.exeter@stags.co.uk



DESCRIPTION

A spacious period conversion, 2 bedroom apartment situated in the residential area of Alphington. The accommodation comprises; entrance hall with stairs leading up to the first floor, spacious landing, kitchen, sitting room, two double bedrooms and a bathroom. Unfurnished. Electric heating. Garage. Available Mid May. EPC band D. Tenant Fees Apply.

ACCOMMODATION

From communal entrance hall to -

GROUND FLOOR HALL

Storage space. Coat hooks. Night storage heater. Fitted carpets. Stairs to first floor.

LANDING

Spacious area. Doors to -

SITTING ROOM

Double aspect sash windows. Original Victorian cast iron fireplace (decorative only). Mahogany Victorian storage cupboard. Two x heaters.

KITCHEN

Fitted with range of cream wall and floor units. Four burner electric hob and built-in oven, washer/dryer. One and a half bowl sink. Integrated fridge/freezer. Cupboard and serving hatch. Vinyl flooring. Space for breakfast table and chairs.

BEDROOM 1

Double size. Electric heater. Window overlooks front garden (communal).

BEDROOM 2

Large double size. Wash hand basin. Electric heater. Storage/airing cupboard containing hot water cylinder.

BATHROOM

White suite comprising full length bath with shower over. Low level WC. Pedestal wash hand basin. Fitted mirror. Electric panel heater. Storage cupboards.

OUTSIDE

Communal gardens to front and garage.

SERVICES

Electric heating, mains water and drainage. Council Tax band - C (101166617602)

SITUATION

Rock House is situated on the outskirts of the city of Exeter in the Alphington area and benefits from local amenities to including a nearby Sainsbury's Supermarket, easy access to the A30/A38/M5 motorways, Marsh Barton Trading Estate and the city centre.



DIRECTIONAL NOTE

From Stags city centre offices, drive over the Exe Bridges in the direction of Alphington. At the Sainsbury's traffic lights, take right hand lane to Cowick Lane and immediately turn left and then right into the garage forecourt to the right hand side of Rock House.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available Mid May. RENT: £950 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1038 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). References required viewings strictly through the agents.

HOLDING DEPOSIT AND 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
The more energy efficient - lower running costs			
392 plus)	A		
161-391)	B		
89-160)	C		
55-88)	D		
39-54)	E		
21-38)	F		
1-20)	G		
Not energy efficient - higher running costs			
		63	72
England & Wales		EU Directive 2002/91/EC	

These particulars are a guide only and should not be relied upon for any purpose.

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