



24 Swan Court, Old Mill Close, Exeter, Devon EX2 4DD

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A well presented apartment situated in the favoured St Leonards development of Swan Court.



City Centre 1 mile. M5 (J29/J30) 3.5 miles

- Available Early June
- Two Bedroom Apartment
- Close to the City Centre
- Residents Parking & Garage
- Unfurnished
- Gas-fired Heating
- No Pets Allowed
- 6 / 12 Month Tenancy
- Deposit: £1442
- Tenant Fees Apply

£1,250 Per Calendar Month

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## DESCRIPTION

A well presented apartment situated in the favoured St Leonards development of Swan Court. The Quayside and city centre are easily accessible as is the Hospital and County Hall. The good sized and light accommodation comprises; entrance hall with storage cupboards, sitting/dining room, brand new kitchen/breakfast room. Two double bedrooms and bathroom. Garage and residents parking. Gas-fired central heating. Unfurnished. Available Early June. EPC Band C. Tenant fees apply.

## ACCOMMODATION

Communal entrance and stairs. Solid wood door leading to.

## ENTRANCE HALL

Two storage cupboards, carpet, entry intercom handset, doors leading off.

## SITTING/DINING ROOM 16'0" x 15'1"

Generous sized and light room with front aspect looking over communal grounds, newly laid carpet electric coal effect fire with surround. Door leading to.

## KITCHEN 11'1" x 7'10"

Brand new kitchen with floor and wall mounted cupboards and drawer units. Under counter washer / dryer, fridge/freezer and

built in oven with four ring halogen hob and extractor over. Sink with mixer tap over. Window to the rear aspect.

## BEDROOM 1 16'0" x 9'2"

Double room, newly laid carpet, large fitted wardrobe. Window looking to the rear over a communal lawn.

## BEDROOM 2 11'1" x 8'10"

Double room, window looking to the rear over a communal lawn, newly laid carpet.

## BATHROOM

Modern bathroom suite comprises; panel bath with mixer shower over, WC and hand basin to cupboard below. Ceramic tile splashback and vinyl flooring. Obscured glazed window.

## OUTSIDE

Single garage in nearby block with up and over door. Residents parking. Swan Court enjoys well kept communal grounds and gated access to the river.

## SERVICES

Mains electric, water and drainage. Gas fired central heating. Council Tax band D (104482112400)

## SITUATION

Swan Court is ideally situated in a convenient position close to



the City centre. Residents of Swan Court benefit from access onto the historic Exeter Quay with its waterside walks, coffee shops and restaurants. County Hall and the Royal Devon and Exeter Hospital are nearby whilst the City's St Davids Station has a direct line to London Paddington.

### **DIRECTIONS**

From Stags city centre offices drive along Topsham Road B3182 for a short distance, taking the right hand turn into Trews Weir Reach just after the Royal Academy for Deaf Education. Continue along Trews Weir Reach onto Old Mill Close and 24 Swan Court will be found on the right hand side at the end of the development tucked away in the far right hand corner.

### **LETTING**

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £1250 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1442 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.





Photo of the River Exe taken from the edge of the development



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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
382 plus) A			
131-181) B			
69-120) C		72	76
35-68) D			
13-34) E			
1-12) F			
0-1) G			
Not energy efficient - higher running costs			
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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