



63 Cornmill Crescent, Alphington, Exeter, Devon EX2 8TL

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A spacious one bedroom unfurnished ground floor apartment in a quiet cul de sac position.

Exeter City Centre 2.7 Miles

• Available June • Spacious One Bedroom • Garden • Parking • Available Beginning of June • Sorry No Pets • Deposit £951 • Term: 12 Months • Council Tax Band B • Tenant Fees Apply

£825 Per Calendar Month

01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)



## DESCRIPTION

A spacious one bedroom unfurnished ground floor apartment in a quiet cul de sac position. The accommodation comprises; entrance porch, sitting/dining room, modern bathroom and kitchen, one bedroom. Garden. Allocated parking spaces. Unfurnished. Electric heating. Available in June. Sorry no pets. Council Tax Band B. Tenant Fees Apply.

## ACCOMMODATION

Front door opens into -

**SITTING ROOM** 11'1" x 10'9"

**DINING ROOM** 8'10" x 6'2"

**BEDROOM** 11'1" x 8'10"

**KITCHEN** 10'0" x 5'6"

## SHOWER ROOM

## GARDEN

## LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available in June. RENT: £825 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £951 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.

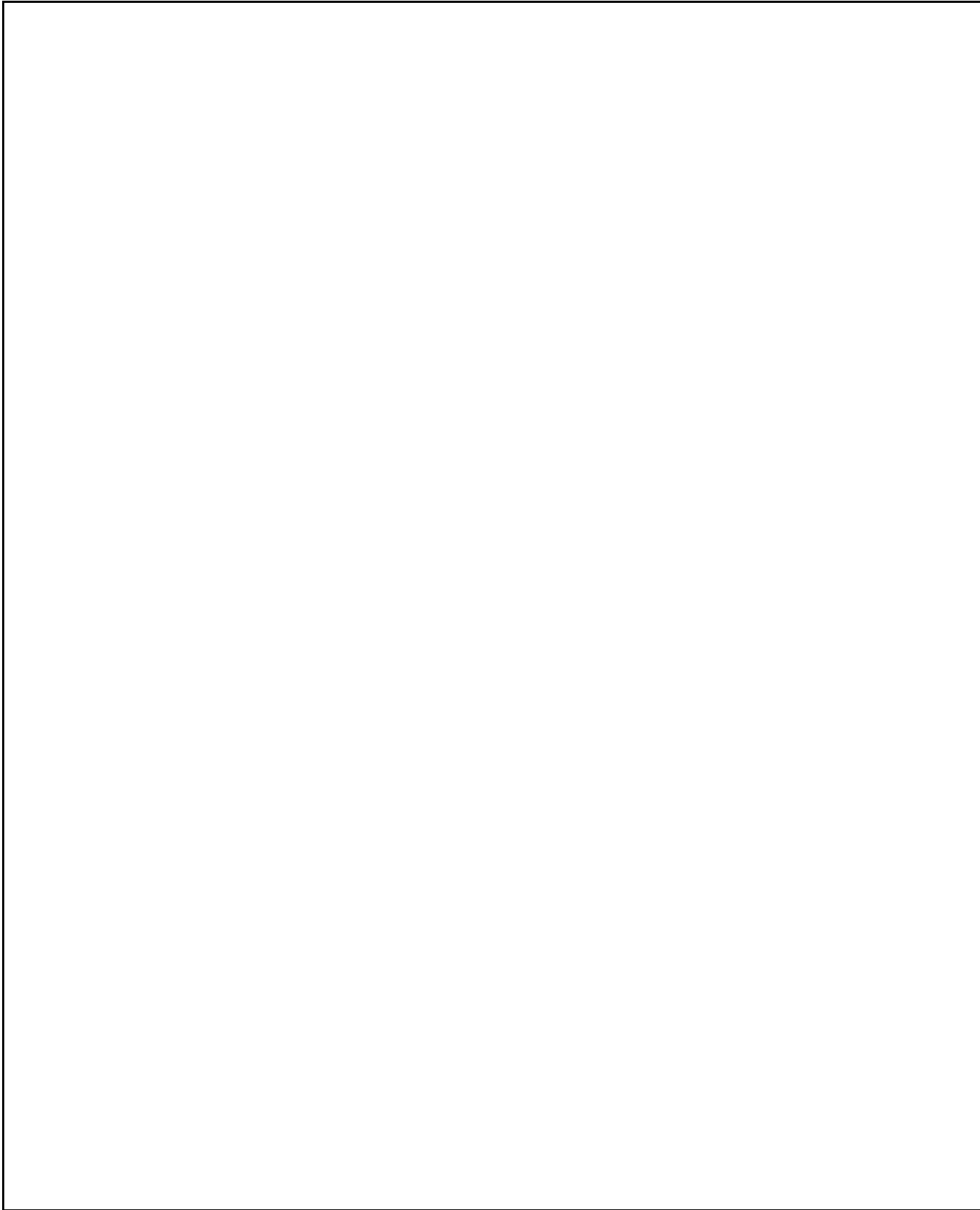
## HOLDING DEPOSIT AND TENANT FEES

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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