



5 Furze House, Furze Court, Exeter, Devon EX4 1FJ

A spacious two bedroom modern apartment in a quiet development in the popular area of Higher St Thomas.



Exeter City Centre 2 Miles / Exeter St Davids 2 Miles

- Available Now
- Two Double Bedrooms
- Separate Kitchen
- Balcony
- Allocated Parking Space
- Term: 12 Months
- No Pets
- EPC C
- Deposit: £1269
- Tenant Fees Apply

£1,100 Per Calendar Month

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

DESCRIPTION

A spacious two bedroom modern apartment in a quiet development in the popular area of Higher St Thomas. The property comprises kitchen, sitting room and bedroom one with ensuite. Balcony overlooking the green. Allocated parking for 1 x car. Available Now. EPC Band C. Tenant Fees Apply.

ACCOMMODATION

Double glazed communal front door with lift or stair access to apartment. Front door to -

ENTRANCE HALLWAY

Intercom system, window to the front aspect and 2 x storage cupboards. Radiator.

SITTING ROOM

Radiator and double glazed patio doors onto balcony.

KITCHEN

Floor and wall mounted cupboards and drawer units. Electric oven with gas hob and extractor over. Sink with mixer tap and drainer. Wine rack and space for white goods.

BEDROOM ONE

Window to the front aspect and radiator.

ENSUITE

Double shower cubicle with electric shower, low level WC and wash hand basin. Radiator.

BEDROOM TWO

Window to the rear aspect and radiator.

BATHROOM

Bath with shower attachment, low level WC and wash hand basin. Radiator.

OUTSIDE

Allocated parking space.

SERVICES

Mains electric, gas and water. Council Tax Band C.

Ofcom predicted broadband services-

Ultrafast

Download: 1000 mbps

Upload: 220mbps

Mobile Coverage - Indoor: EE, O2, Three, Vodafone -

Limited Outdoor: EE, O2, Three, Vodafone - Likely

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £1100 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1269 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.

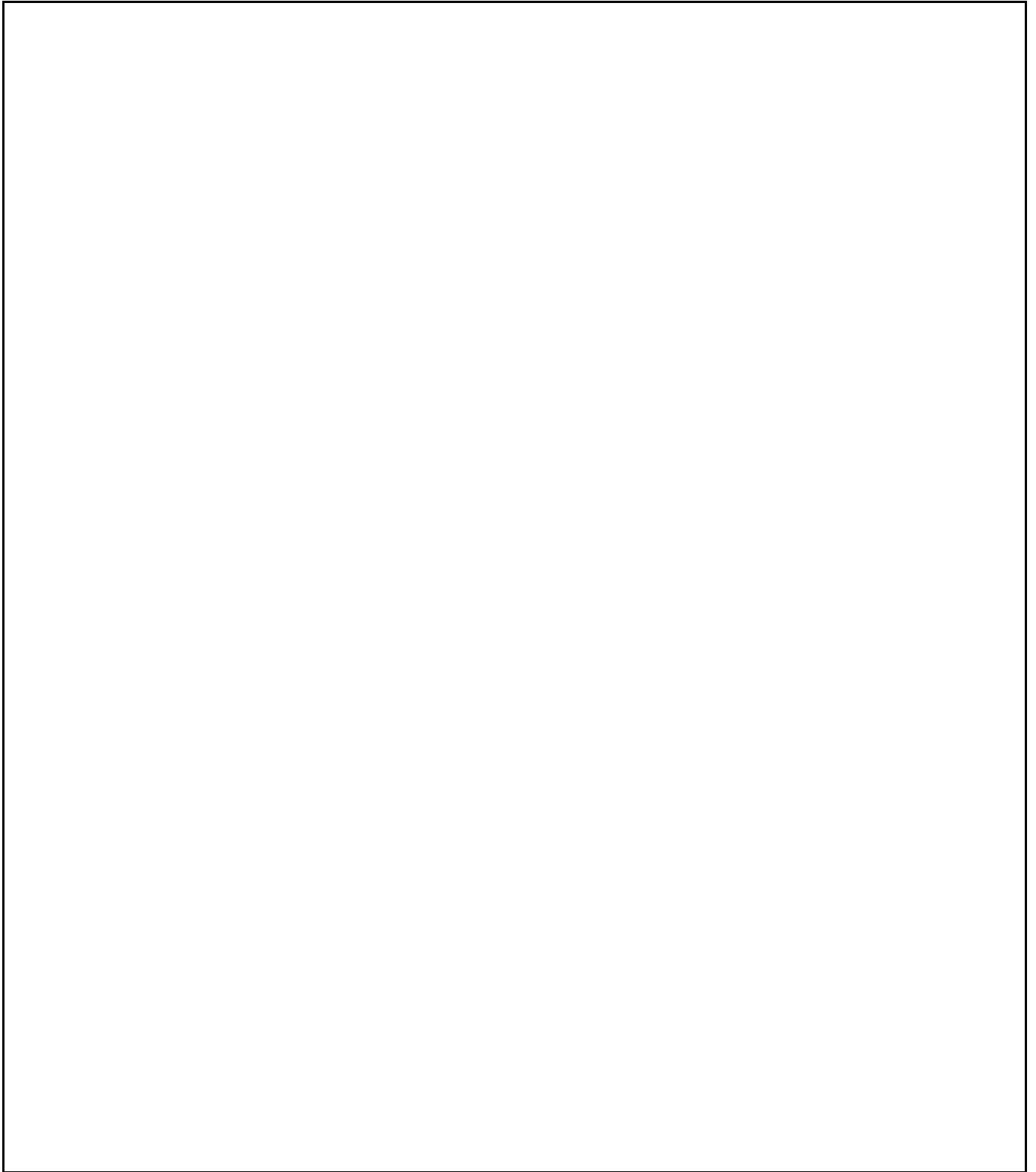
HOLDING DEPOSIT AND TENANT FEES

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.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(82 plus) A		
(69-81) B		78	78
(55-68) C			
(46-54) D			
(39-45) E			
(31-38) F			
(1-30) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	