



STAGS

Flat 1, 12 Salutory Mount, Heavitree, EX1 2QE

A spacious studio flat within a Grade II Georgian House walking distance to RD&E hospital, local amenities including Waitrose and the city centre.

Heavitree

• Available Now • Studio Apartment • Single Occupancy • Communal Garden • Residents Permit Parking • Deposit: £750 • Council Tax Band A • Term: 12 Months Plus • Sorry No Pets • Tenant Fees Apply

£650 Per Calendar Month

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

DESCRIPTION

A spacious studio flat within a Grade II Georgian House walking distance to RD&E hospital, local amenities including Waitrose and the city centre. Available Now. Council Tax Band A. SINGLE OCCUPANCY ONLY. Tenant Fees Apply.

ACCOMMODATION

Front door opens into communal hall, front door for apartment one opens into -

OPEN PLAN KITCHEN/LIVING AREA

Kitchenette comprises a range of floor and wall mounted cupboards and drawer units. Cooker with extractor over and fridge with freezer compartment. Breakfast bar with stool. Living area has space for sofa, bed and a small table and chairs. Electric fireplace with mantle over and radiator. Shelving and cupboard housing new gas central heating combi boiler. Large bay window to the front aspect. Door to -

HALLWAY

Steps up to built in wardrobe and radiator. Door to -

BATHROOM

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

OUTSIDE

Communal south facing garden to the rear of the property. Permit parking available.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £650 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £750 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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