



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

One bedroom ground floor unfurnished apartment
in quiet cul de sac location.

Alphington

- Sitting room/dining Area • Fitted Kitchen • Bathroom With Shower • Conservatory • Unfurnished • Courtyard Garden • Available Now • Term: 12 Months • Deposit: £917 • Tenant Fees Apply

£795 Per Calendar Month

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



DESCRIPTION

One bedroom ground floor unfurnished apartment in quiet cul de sac location. Accommodation briefly comprises: Sitting room with dining area, double bedroom, fitted kitchen, bathroom with shower over the bath and conservatory. Gas central heating. Sorry no pets. There is a garden to the rear. Allocated parking. Available now. Tenant fees apply.

ACCOMMODATION

Double glazed entrance door leads to -

ENTRANCE LOBBY

Useful storage for shoes and bags. Fitted door mat. Leads via glazed door to -

SITTING ROOM

Window to the front aspect. Fitted carpets. TV point.

DINING AREA

Fitted carpet. Telephone point (broadband enabled). Understairs cupboard with ample storage/space for a freezer.

INNER HALL

Fitted carpet. Airing cupboard with space and plumbing for a washing machine.

BEDROOM

Double size. Fitted carpet. Open fronted wardrobe with hanging rail and storage space. TV point.

BATHROOM

White suite comprising low level WC, pedestal wash hand basin, bath with electric shower over. Vinyl flooring. Shelving.

KITCHEN

Range of white wall and floor units with rolled edge work surface. One and a half bowl stainless steel sink. Built-in electric cooker with extractor hood over. Space for under counter fridge.

CONSERVATORY

Patio doors leading to the rear garden.

SITUATION

The apartment is situated in a quiet cul de sac in the suburb of Alphington. Approximately 2 miles distant from Exeter city centre, there is good access to the A38 and A30/M5 road junctions. Sainsburys is within a short drive, and there are local facilities in Alphington itself, including primary school, doctors surgery, chiropodist and chemists.

OUTSIDE

To the front of the path leads to the front door. Useful Storage



cupboard. To the rear is an enclosed garden which is mainly laid to slabs. Garden shed. Gate leads to the allocated parking, there is also on street parking for visitors.

SERVICES

Mains water, gas and electricity. Council Tax Band B.

DIRECTIONS

From Stags city centre offices, take the Alphington road over Exe Bridges. Turn left at Sainsburys in the direction of Dawlish and Alphington. Just past the zebra crossing turn right into Ide Lane. Carry along this road to Cornmill Crescent. Turn left at the T junction and drive to the end of the cul de sace. No 49 will be seen on the left hand side.

LETTINGS

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available June. RENT: £795 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £917 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.

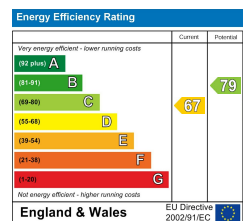




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