



19 Kingsway, Exeter, EX2 5EN
£1,600 pcm

19 Kingsway

Exeter, EX2 5EN

- Great location, close to all amenities
- Completely renovated and modernised
- Large living room / diner
- Shared off road parking and on street permit parking available
- Fully double glazed
- D68 - EPC rating

19 Kingsway is in a great location in the Heavitree area of Exeter. The property has been completely renovated and refurbished, with new flooring and redecoration throughout, and is located on a quiet, residential street close to the Royal, Devon and Exeter hospital. The property has a large open plan living room and dining room, alongside a brand new, fitted kitchen with utility and ground floor WC. The dining room has patio doors to the raised decking and rear garden. On the first floor there are three bedrooms (two of which are good sized double rooms) as well as the brand new bathroom. The entire property is double glazed and benefits from a new Worcester, gas boiler.





TERMS :

Available - Late July

Rent - £1600pcm

Deposit - £1600 Protected with the Deposit Protection Scheme (DPS) <https://www.depositprotection.com>

Pets - Considered

Heating - Gas

Unfurnished

Council Tax - Band C

EPC - D68

Tenancy Type : Assured Shorthold Tenancy

Broadband : Check local providers and speeds at <https://checker.ofcom.org.uk/broadband-coverage>

Mobile Signal : Coverage varies by network. Check your provider at <https://checker.ofcom.org.uk/mobile-coverage>

Redress Scheme : Helmores is a member of The Property Ombudsman (TPO) <https://www.tpos.co.uk>

Client Money Protection : Helmores is covered by Propertymark Client Money Protection <https://www.propertymark.co.uk/professional-standards/client-money-protection/>

Tenant Checks : All applicants will undergo full referencing and must meet Right to Rent requirements. Government guidance :

<https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

Tenant Fees : No other tenant fees apply under the Tenant Fees Act 2019.



Interested in a viewing?

Give us a call or drop us an email with a couple of dates and times that work for you and we will get you booked in. You will always find our latest opening hours on the Helmores website so you know when the team is available.

Ready to apply?

We can send you a simple online application form or provide a paper copy if you prefer. We will also need to check your ID to meet the Right to Rent rules, which apply to all tenancies. Full government guidance can be found here:

<https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

Need help with the renting process?

Our rentals team is here to guide you from first enquiry to move in day, keeping everything clear and straightforward. If you'd like to read ahead, our step by step renting guide is here:

<https://helmores.com/guide-to-renting-property>

DIRECTIONS : Follow Sat Nav to EX2 5EN

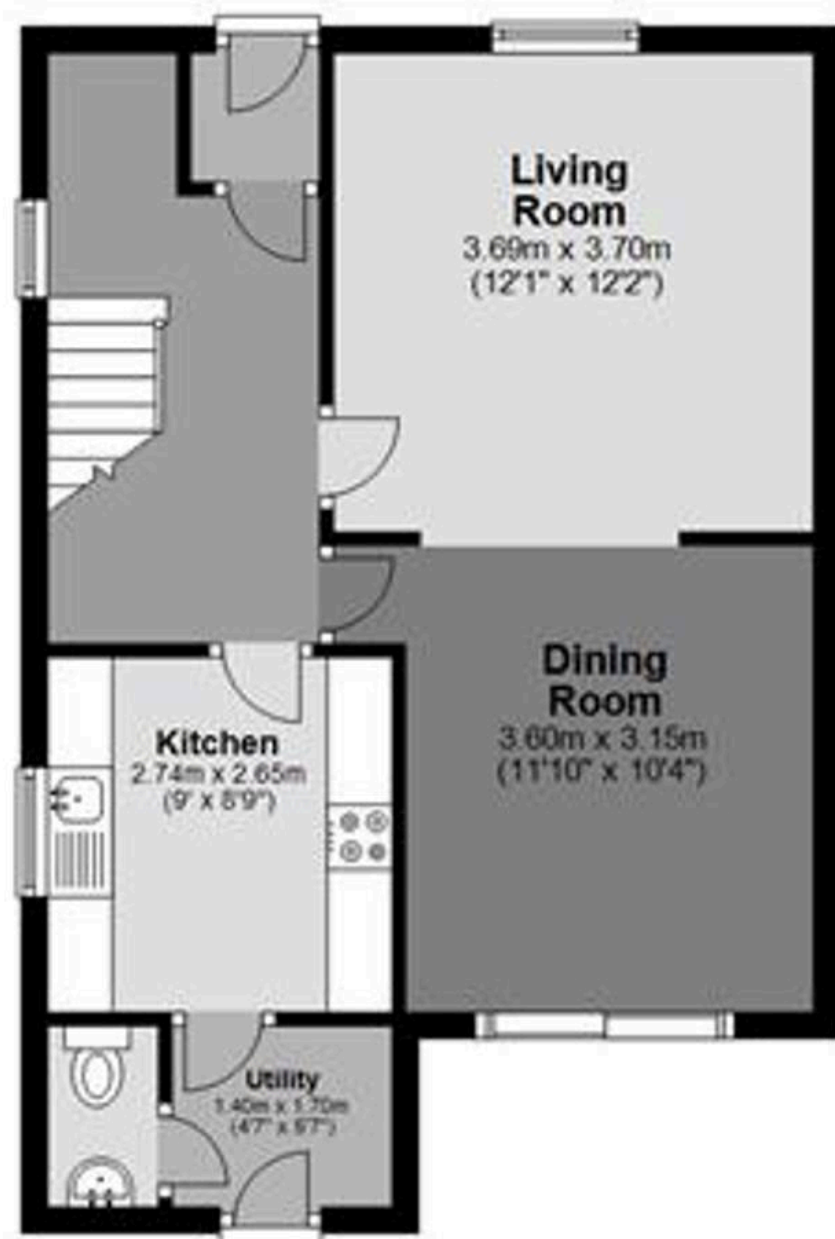
What3words - [///plants.suffer.nights](https://www.what3words.com/plants.suffer.nights)

Exeter is a thriving city offering a wide choice of cultural resources, theatres, art centres & museums. There are a variety of excellent state & private schools for both primary & secondary level, whilst Exeter University is recognised as one of the best in the country. Exeter's historic quay, the River Exe & surrounding countryside are a walk or bike ride from the property, with Dartmoor & miles of beautiful coast being within easy reach. The M5 provides links to Bristol & London, the A38 to Plymouth & the A30 to Cornwall. Exeter St David's offers regular train services to London Paddington in just over 2 hours & Exeter Airport has daily national & international flights.



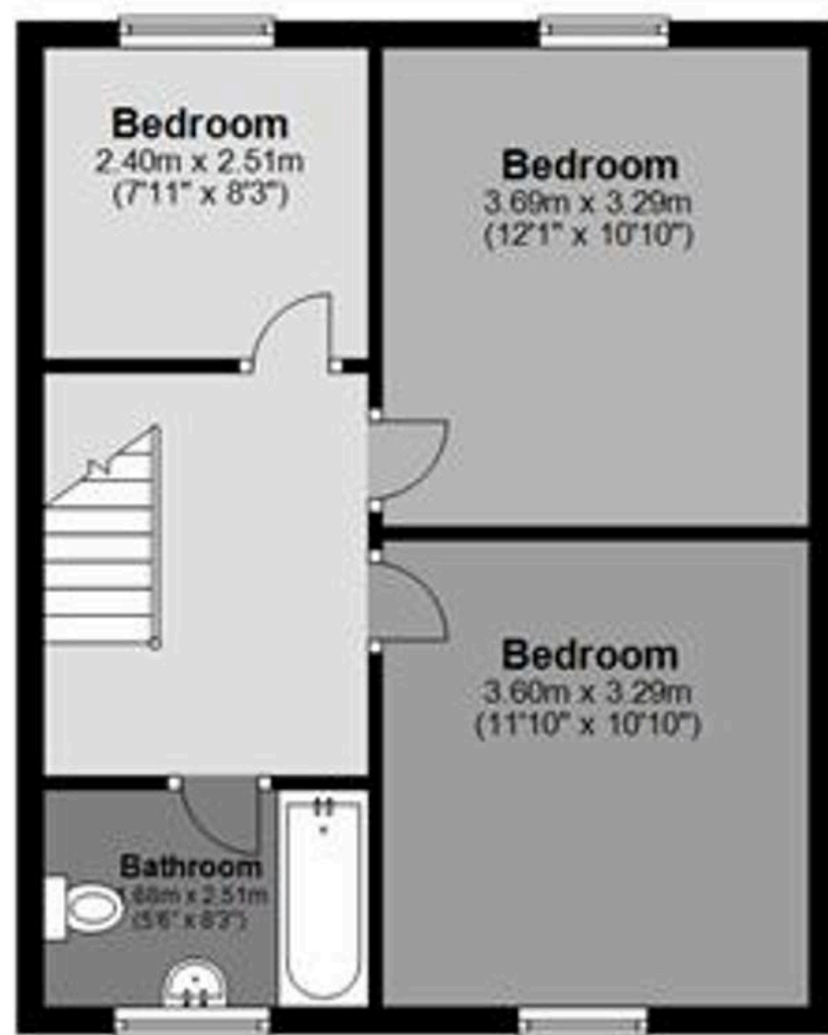
Ground Floor

Approx. 47.6 sq. metres (512.2 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.4 sq. feet)



Total area: approx. 91.2 sq. metres (981.6 sq. feet)



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.