



22a Herbert Road, Exeter, EX1 2UH
£1,800 pcm

22a Herbert Road

Exeter

- 4 Bedroom, detached property
- Large, private rear garden
- Gas central heating and full double glazing
- Very good decorative order throughout
- Large conservatory
- Master ensuite

22a Herbert Road offers a 4 bedroom, detached property in the centre of Exeter in very good condition with parking and private, rear garden. The accommodation consists of a large kitchen/diner, large living room and excellent conservatory and WC on the ground floor with 4 bedrooms (master ensuite) and family bathroom on the first floor. The property is in good decorative order throughout and has gas central heating and full double glazing. To the front there is a drive shared with one neighbour and a large, level, lawned garden to the rear.





TERMS

Available - Now

Rent - £1800

Deposit - £1800 Protected with the Deposit Protection Scheme (DPS) <https://www.depositprotection.com>

Unfurnished

Pets - Considered

EPC - C76

Council Tax - E

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?

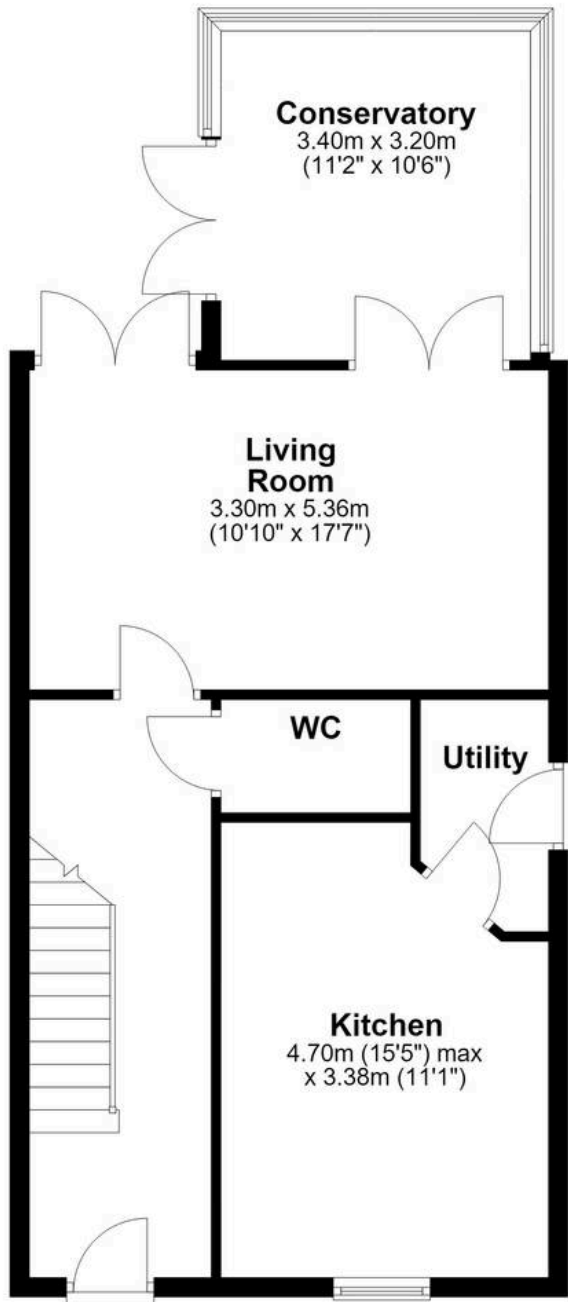
Our rentals team is here to guide you from first enquiry to move in day, keeping everything clear and straightforward. If you'd like to read ahead, our step by step renting guide is here:

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



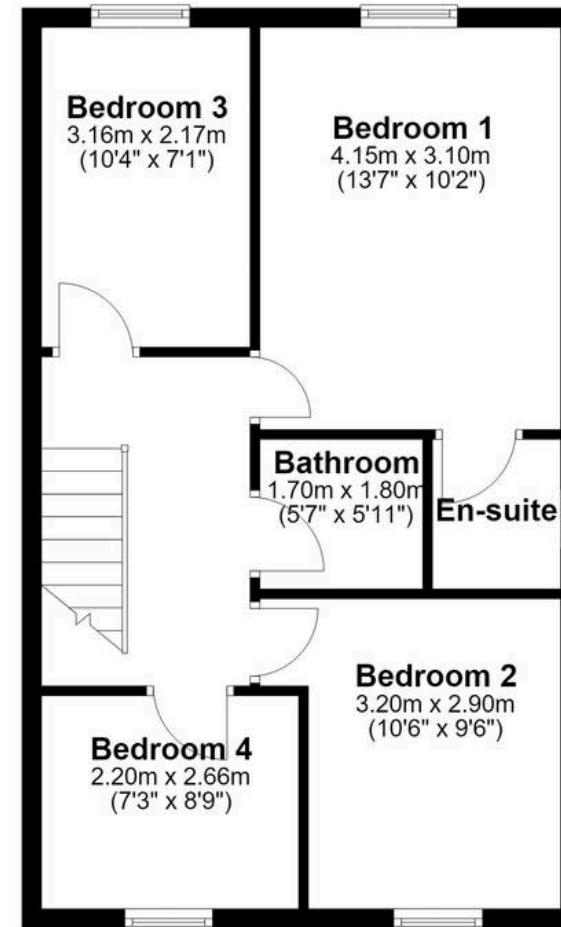
Ground Floor

Approx. 60.9 sq. metres (655.8 sq. feet)



First Floor

Approx. 50.4 sq. metres (542.3 sq. feet)



Total area: approx. 111.3 sq. metres (1198.1 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.