

3 Kenbury Drive  
Alphington  
Exeter  
EX2 8GF

Totally renovated End Link House on large plot -  
**UNFURNISHED**

**£800 PER CALENDAR MONTH** DFX07501



**AVAILABLE IMMEDIATELY**

### Accommodation

- \* Living Room With French Door To Garden
- \* Newly Fitted Kitchen/Diner
- \* 2 Bedrooms
- \* Newly Fitted Shower Room
- \* Large Enclosed Lawned Gardens And Patio Area
- \* Allocated Parking Space
- \* Brand New Gas Fired Central Heating
- \* Upvc Double Glazed Windows
- \* Totally Renovated Throughout

Wonderful opportunity to rent a totally renovated End Link House being located in this popular area on the edge of Exeter yet within easy reach of Marsh Barton Trading Estate, local shops, Inns, Church, retail park, A30/A38 dual carriageways and M5 Motorway junction. There is also regular bus service passing close by providing transport to the City centre.

The property, which has undergone a total transformation to include new kitchen and shower room, new **GAS FIRED CENTRAL HEATING**, new internal doors, new decor and floor coverings, is being offered **UNFURNISHED**. It also benefits from **UPVC DOUBLE GLAZED WINDOWS** and **FRENCH DOOR** to garden.

The **ACCOMMODATION** comprises with approximate measurements the following:

### GROUND FLOOR

#### **PARTLY GLAZED ENTRANCE DOOR TO:**

**LIVING ROOM:** 16' 8" x 12' 0" (5.08m x 3.65m) (maximum measurement). 2 radiators, large deep understairs cupboard, laminate flooring, stairs to first floor, upvc double glazed french door to rear garden.

**KITCHEN/DINER:** 12' 0" x 8' 6" (3.65m x 2.59m) Excellent range of units having cream gloss fronted doors and chrome handles with butchers block style worktop with plastic panelling behind, single drainer stainless steel sink unit with mixer tap, appliance space and plumbing for automatic washing machine, also space for condensor tumble drier, space for fridge/freezer, built in ceramic hob and stainless steel oven, built in stainless steel cooker hood over, range of matching wall units, twin aspect room, sunken ceiling spotlights, laminate flooring.

### FIRST FLOOR

#### **LANDING**

**BEDROOM 1:** 12' 0" x 10' 3" (3.65m x 3.12m) into door recess. Radiator, 2 built in cupboards, further built in wardrobe cupboard with hanging rail, twin aspect room.

**BEDROOM 2:** 12' 0" x 8' 1" (3.65m x 2.46m) Radiator.

**LUXURY SHOWER ROOM:** Superbly fitted with full length shower tray and glazed enclosure having shower with tiled surrounds, pedestal wash basin and close coupled w.c. (both with tiled splashback), sunken ceiling spotlights, chrome ladder style towel radiator, extractor fan.

### OUTSIDE

**FRONT:** Built in Store Cupboard to the left hand side of the front door.

**REAR:** Totally enclosed with new fence and having large lawned garden with large patio area. Outside tap.

**ALLOCATED PARKING SPACE:** In car park area at rear of property approached via public pathway

**DEPOSIT REQUIRED:** £1,000.00

**APPLICATION FEES:** Fees include VAT. First Applicant - £175.00. Further Applicants - £125.00 each. The fees include referencing, right to rent checks, Deposit Prescribed Information, producing the tenancy agreement and the Inventory. Guarantor - £50.00 – Should a guarantor be required. This fee includes referencing and producing tenancy agreements.

**PLEASE NOTE:** Force and Sons do not charge tenants any renewal fees or check out fees.

**PLEASE NOTE THE LANDLORD OF THIS PROPERTY WILL NOT ACCEPT DSS, PETS, SMOKERS OR STUDENTS**

#### RENTAL PROCEDURE

If you wish to proceed with the tenancy on this property please complete and return an application form along with the appropriate application fee as stated. We will then forward your application to our referencing company for completion. **The application fee is non-refundable.** The rent is payable monthly in advance and the first months rent, along with the deposit, must be received as "cleared" funds prior to the commencement date of the tenancy. Unfortunately we are unable to accept a credit card payment for rent or deposit. Force and Sons are members of the Dispute Service Limited.