

98 Iolanthe Drive
Beacon Heath
Exeter
EX4 9EA

3 bedroomed modern link house in popular area -
UNFURNISHED

£875 PER CALENDAR MONTH DFX07606



AVAILABLE IMMEDIATELY

Accommodation

* Steps leading to Front Door * Entrance Hallway * Lounge/Diner with woodburner fire * Fitted Kitchen * 3 Bedrooms * Bathroom * Front Enclosure and Rear Garden * Garage with driveway * Gas Fired Central Heating & upvc Double Glazing *

Modern 3 bedroomed **LINK HOUSE** situated in the popular area of Beacon Heath and being within walking distance of a bus stop providing transport to the City centre. Local shops and schools are close by along with the Morrisons superstore. The property, which is being offered **UNFURNISHED**, benefits from a woodburner fire in the living room, **GAS FIRED CENTRAL HEATING** and **UPVC DOUBLE GLAZING**. The garden at the rear is tiered and set out to be easily maintained and a feature of this is a pond (covered with safety guard).

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

GROUND FLOOR

Steps leading to:

Upvc double glazed front door to:

ENTRANCE HALLWAY: Laminate flooring, radiator, wall mounted coat hooks, wooden staircase to first floor

LOUNGE/DINER: 22' 8" x 11' 11" (6.90m x 3.63m) Enclosed woodburner fire and log store to side of chimney breast, double radiator, twin aspect room

KITCHEN: 9' 11" x 8' 8" (3.02m x 2.64m) Fitted with a range of units comprising base units with cupboards and worktops over, 1 1/2 bowl stainless steel sink unit with space and plumbing for automatic washing machine, matching wall cupboards, wall shelving, space for fridge/freezer, under stairs store cupboard with shelving, half glazed upvc double glazed door to rear garden

FIRST FLOOR

LANDING: Laminate flooring, access to loft with ladder. Loft is boarded and has the gas fired central heating boiler for hot water and central heating systems. Should the tenant decide to use the loft for storage, they do so at their own risk

BEDROOM 1: 12' 3" x 10' 0" (3.73m x 3.05m) (Front). 2 double built in wardrobes with hanging rails and shelving, radiator, views

BEDROOM 2: 11' 1" x 9' 11" (3.38m x 3.02m) (Rear). Built in wardrobe cupboard with hanging rail and 3 drawer chest unit with cupboard above, radiator

BEDROOM 3: 7' 11" x 7' 9" (2.41m x 2.36m) (Front). Small bulkhead, radiator

BATHROOM: White suite comprising "P" shaped panelled bath with tiled surrounds, shower and glazed shower screen, pedestal wash basin with tiled splashback, close coupled w.c., 2 wall cabinets, white powder coated ladder style radiator, wall mounted mirror

OUTSIDE

FRONT ENCLOSURE: Having 3 trees in pots

REAR GARDEN: Tiered and landscaped garden being easy to maintain with patio areas, flower beds with shrubs and pond (wrought ironwork cover for safety). Rear Entrance Gate.

DRIVEWAY: Providing parking space for 1 vehicle

GARAGE: Up and over door, light and power, shelving racks

DEPOSIT REQUIRED: £975.00

ENERGY EFFICIENCY: Band C (Rating 73)

APPLICATION FEES: Fees including vat. First applicant - £175.00, Further Applicants - £125.00 each, this fee includes referencing, producing the tenancy agreement, right to rent checks, Deposit Prescribed Information and the Inventory. Guarantor - £50.00 – Should a guarantor be required, this includes producing tenancy agreements and referencing.

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 SMOKERS, STUDENTS OR SHARERS

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.