

10 Mulligan Drive
The Rydons
Exeter
EX2 7SJ

Modern Semi-Detached House in popular area - **Unfurnished**

£1,100 PER CALENDAR MONTH DFX07520



AVAILABLE FROM 16TH FEBRUARY 2018

Accommodation

* Hallway * Cloakroom * Kitchen * Lounge/Diner * Master Bedroom with Ensuite Shower Room * Two further Bedrooms * Family Bathroom * Upvc Double Glazed Windows * Gas Fired Central Heating * Driveway with Single Garage *

Wonderful opportunity to rent a modern **SEMI-DETACHED HOUSE** located on the level in this popular area and being within easy reach of local superstore, retail park, Sowton Industrial Estate, Exeter Airport and the M5 Motorway junction. The property, which is being offered **UNFURNISHED**, benefits from **GAS FIRED CENTRAL HEATING** and **UPVC DOUBLE GLAZING**, has a level lawn, shed and garage. It is ideal for a family and the landlord is looking for a long term tenant.

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

GROUND FLOOR

Entrance door to:

HALLWAY: Radiator, built in cupboard.

CLOAKROOM: Close couple w/c, wash hand basin with hot and cold mixer tap, tiled splash backs, radiator, extractor fan.

KITCHEN: 12' 2" x 7' 6" (3.71m x 2.28m) Double radiator, stainless steel single drainer sink unit with hot and cold mixer tap and four ring gas hob both set in roll edged work surfaces with splash backs, cupboards, drawers, appliance space below, plumbing for washing machine, appliance space for fridge/freezer, built in electric oven/grill, matching wall mounted cupboard units, cooker hood, wall mounted covered boiler supplying domestic hot water and gas central heating system.

LOUNGE/DINER: 17' 10" x 15' 0" (5.43m x 4.57m) Max. Two radiators, cupboard under stairs, Tv and Telephone points, Upvc double glazed patio doors to rear garden.

FIRST FLOOR

LANDING: Radiator, access to roof space, linen cupboard.

MASTER BEDROOM: 15' 2" x 8' 6" (4.62m x 2.59m) Radiator, Tv point, wall mounted control panel for central heating system, aspect over rear garden.

EN-SUITE SHOWER ROOM: Fully tiled shower cubicle with wall mounted mains powered shower and screen doors, pedestal wash basin with hot and cold mixer tap, tiled splash backs, close couple w/c, extractor fan.

BEDROOM TWO: 9' 9" x 8' 5" (2.97m x 2.56m) Radiator, aspect to the front.

BEDROOM THREE: 12' 2" x 6' 3" (3.71m x 1.90m) Radiator, aspect over rear garden.

FAMILY BATHROOM: Double radiator, panel bath with hot and cold mixer tap, close couple w/c, part tiled surround, extractor fan.

OUTSIDE

FRONT: Wood chip flower beds, Driveway.

REAR: Laid to lawn with paved pathway, timber garden shed.

GARAGE: Single garage with up and over door.

DEPOSIT REQUIRED: £1,300.00

ENERGY EFFICIENCY: Band B (Rating 88)

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, 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.