

Room 5  
94 Old Tiverton Road  
St James  
Exeter  
EX4 6LQ

Second Floor Bedsitting Room close to the City Centre -  
Furnished/Unfurnished

**£450 PER CALENDAR MONTH** DFX07670



**AVAILABLE FROM 8<sup>TH</sup> AUGUST 2018**

### Accommodation

\* Good sized Bedsitting Room \* Communal Facilities including Lounge, Kitchen, 2 Bathrooms \* Communal Rear Courtyard \* Rent includes utilities \*

This is a Bedsitting Room located on the second floor of this detached house being within approximately 1/4 mile of the City Centre. The room is being offered **FURNISHED/UNFURNISHED** to suit a tenants requirements.

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

### GROUND FLOOR

Upvc double glazed entrance door leading to:

**HALLWAY:** Leading to:

**COMMUNAL LIVING ROOM:** Upvc double glazed window overlooking rear courtyard, cupboard housing meter, door leading to:

**COMMUNAL KITCHEN:** Fitted with a range of units comprising base units with cupboards and drawers under and worktops over, cooker, microwave, fridges and freezers supplied, door to rear courtyard, door leading to:

**COMMUNAL BATHROOM:** Panelled bath with tiled splashbacks, pedestal wash basin, low level w.c.

### FIRST FLOOR

**LANDING:** Staircase leading to:

### SECOND FLOOR

#### LANDING

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

#### 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.

**COMMUNAL BATHROOM (2):** Panelled bath, pedestal wash basin, w.c.

**BEDSITTING ROOM:** 16' 2" into alcove x 12' 7" (4.92m x 3.83m) reducing to 9'3" (L Shaped room) Radiator, feature fireplace (boarded and not in use)

### OUTSIDE

**FRONT ENCLOSED GARDEN:** Having lawn and mature trees and shrubs

**REAR COURTYARD:** Having rear entrance

**N.B.** The price offered is for a single occupant, however, should a couple wish to rent the room, the rent would be increased by £100.00 per calendar month and the deposit will be increased to £600.

**DEPOSIT REQUIRED:** £500.00

**APPLICATION FEES:** Fees including vat. First applicant - £120.00, Further Applicants - £75.00 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