

1 Veitch Close
St Leonards
Exeter
EX2 4AF

Immaculate three bedroomed end link house - **Unfurnished**

£1,100 PER CALENDAR MONTH DFX07518



AVAILABLE 13TH FEBRUARY 2018

Accommodation

* Entrance Lobby * Living Room * Fitted Kitchen/Dining Room * 3 Bedrooms * Family Bathroom * En Suite Shower Room to Master Bedroom * Gardens * Parking * Gas Central Heating *

An ideal opportunity to rent this modern **END LINK HOUSE** in the sought after area of St Leonards, This property is a stones throw away from County Hall and within walking distance of the RD&E Hospital. The property, which is in good decorative order, is being offered **UNFURNISHED** and enjoys the benefits of **GAS FIRED CENTRAL HEATING** along with **UPVC DOUBLE GLAZED WINDOWS**. It has **LEVEL FRONT AND REAR GARDENS** and **ALLOCATED PARKING** directly opposite the property.

GROUND FLOOR

ENTRANCE PORCH: Half glazed UPVC door to:

HALLWAY: Double radiator, fuse box, door bell housing.

LOUNGE: 14' 9" x 12' 7" (4.5m x 3.84m) 2 double radiators, TV point, fixings for wall mounted TV, ceiling mounted smoke alarm, wall mounted central heating thermostat.

KITCHEN/DINER: 16' 1" x 9' 2" (4.9m x 2.79m)

KITCHEN AREA: Well fitted with white gloss fronted units having chrome handles, base units with drawers, black marble effect gloss worktops over with tiled splash backs, 1 ½ bowl stainless steel sink unit with mixer taps, space and plumbing for washing machine, built in stainless steel electric oven & stainless steel gas hob, built in cooker hood, space for a fridge freezer, all mounted central heating control panel.

DINING ROOM: Double radiator, UPVC double glazed french doors leading to rear garden.

CLOAKROOM: White suite comprising of pedestal hand wash basin with twin chrome taps, close coupled WC, ceiling mounted extractor fan. Access to under stairs storage area providing electrical leads etc required for mounting a tv onto the lounge wall.

FIRST FLOOR

BATHROOM: 7' 10" x 6' 5" (2.39m x 1.96m) White suite comprising of a panelled bath with twin chrome hand grips, chrome mixer taps with shower attachment, tiled surround, pedestal wash basin with tiled splash back, close coupled WC, wall mounted mirror, wall mounted shaver point, chrome effect ladder radiator, ceiling mounted extractor fan, deep tiled window ledge.

BEDROOM 2: 13' 0" x 9' 3" (3.96m x 2.82m) (Rear). Double radiator

BEDROOM 3: 10' 1" x 9' 3" (3.07m x 2.82m) (Front). Double radiator

LANDING: Ceiling mounted smoke alarm Door with stairs leading up to:

SECOND FLOOR

MASTER BEDROOM: 17' 2" x 16' 1" (5.23m x 4.9m) Large open planned bedroom with sloping ceilings, 2 x double wall mounted radiators, TV point, access to loft – (not to be used by tenants) Velux window, ceiling mounted smoke alarm, attractive pine balustrades.

EN-SUITE SHOWER ROOM: Fully tiled and enclosed shower cubicle with glazed door, white pedestal wash basin with mixer taps & tiled splash back, close coupled w.c, wall mounted chrome ladder effect radiator, wall mounted mirror above wash basin, ceiling mounted spotlights and extractor fan, Velux window, built in cupboard housing Santon Power Plus boiler

OUTSIDE

FRONT GARDEN: Lawned area with shrubs & pathway to front door. Outside lantern style security light.

REAR GARDEN: Level lawned area and large patio area. Side entrance gate with path & chipping area outside water tap, outside security light. Shed. Rear entrance gate. N.B. Please note that the landlord will maintain the garden

ALLOCATED PARKING: Opposite the property.

DEPOSIT REQUIRED: £1,200.00

ENERGY EFFICIENCY: Band B (Rating 83)

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/ SHARERS OR SMOKERS

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.