

3 The Wicket  
Lords Way  
Exeter  
EX2 5UG

Two bedroom mid terrace house with garage and parking -  
**Unfurnished**

**£850 PER CALENDAR MONTH** DFX07513



**AVAILABLE IMMEDIATELY**

### Accommodation

\* Lounge \* Kitchen \* Conservatory \* Two Bedrooms \* Shower Room \*  
Garden \* Garage \* Parking \* Gas Central Heating \* Double Glazing \* Will  
Consider Pets \*

This is an excellent opportunity to rent a modern Mid Terrace House situated in the popular area of Copperfields and being close to all amenities including local superstores, Pynes Hill Business Park, Sowton Industrial Estate, and the M5 Motorway Junction. The property is being offered **UNFURNISHED** and benefits from **UPVC DOUBLE GLAZING** and **GAS CENTRAL HEATING**.

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

### GROUND FLOOR

#### **FRONT ENTRANCE DOOR TO:**

**HALLWAY:** Wall mounted radiator, archway to:

**KITCHEN:** With fitted base units, wall cupboards and drawer units with worktops over, stainless steel sink unit with mixer tap, built in electric cooker, built in ceramic electric hob with cooker hood over, built in fridge/ freezer, space and plumbing for washing machine, gas boiler

**LOUNGE:** 17' 4" x 11' 11" (5.28m x 3.63m) 2 x wall mounted radiators, 3 x wall mounted floating shelves, sliding patio door to:

**CONSERVATORY:** 9' 6" x 9' 0" (2.89m x 2.74m)  
With double doors to garden

### FIRST FLOOR

**STAIRS AND LANDING:** Doors to:

**BEDROOM ONE:** 11' 8" x 8' 9" (3.55m x 2.66m)  
Built in cupboard with hanging rail

**BEDROOM TWO:** 10' 11" x 6' 10" (3.32m x 2.08m) 2 x built in storage cupboards

**SHOWER ROOM:** With white suite comprising close coupled wc, vanity wash basin unit with storage below, double shower unit with glazed door and mains pressured shower

**FRONT GARDEN:** With area laid to block paving

**REAR GARDEN:** With areas of block paving, lawn and a rotary washing line

**GARAGE:** With up and over door

**PARKING:** One parking space in front of garage

**ENERGY EFFICIENCY:** Band C (Rating 70)

**DEPOSIT REQUIRED:** £950.00

**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 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.