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46 Homecourt House
Bartholomew Street West
Exeter
EX4 3AD

Well presented Second Floor Flat in Residential Complex for the over 60's - UNFURNISHED

£650 PER CALENDAR MONTH DFX07669



AVAILABLE IMMEDIATELY

Accommodation

* Communal Hallway with lift to second floor * Private Entrance Hallway * Lounge/dining room with archway to * Kitchen * Double Bedroom * Shower Room * Residents Parking Permit available * Use of Communal Facilities to include laundry room, residents lounge/kitchen/dining room and gardens *



The City centre is a short walk from the property and it overlooks a pleasant green area. The property, which is being offered **UNFURNISHED**, benefits from upvc **DOUBLE GLAZING** along with **NIGHT STORE HEATING** on an Economy 7 meter and emergency pull cords . There are communal facilities the tenant can have use of including the laundry room, residents lounge/dining room/kitchen where numerous social events take place and the communal grounds. There is a parking permit available for the tenant, although there is no allocated space for the property. The rental figure includes the cost of water usage.

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

GROUND FLOOR:

COMMUNAL ENTRANCE DOOR: Having communal security intercom for entrance.

COMMUNAL HALLWAY: With stairs and lift to:

COMMUNAL LAUNDRY ROOM: Having washing machines, tumble driers, ironing boards and irons for all residents use

COMMUNAL REFUSE BIN STORE AREA: For all residents use

FIRST FLOOR:

COMMUNAL RESIDENTS FUNCTION ROOM: This comprises of a very spacious room which incorporates a sitting area with armchairs, a dining area with tables and chairs and a kitchenette. There are numerous activities going on, should a tenant wish to partake

SECOND FLOOR:

PRIVATE ENTRANCE DOOR TO FLAT.

HALLWAY: Laminate flooring, wall mounted pull down alarm, airing cupboard having factory lagged cylinder and immersion heater with slatted shelving and space for Hoover etc.

LOUNGE/DINER: 15' 2" x 10' 6" (4.62m x 3.20m) Laminate flooring, pull down emergency cord, night store heater, 2 wall mounted lights, archway to:

KITCHEN: 7' 5" x 5' 4" (2.26m x 1.62m) Range of built in base units having cupboards with worktops over and tiled splashbacks, 1 1/2 bowl stainless steel sink unit with cupboard below having inset bin, range of matching wall units, space for electric cooker, space for fridge/freezer, fluorescent light

BEDROOM: 11' 9" x 8' 8" (3.58m x 2.64m) Laminate flooring, double built in wardrobe with shelf and hanging rail with further cupboard above, night store heater, pull cord alarm

SHOWER ROOM: Fitted with a white suite comprising fully tiled large shower cubicle with sliding glazed door, electric shower and handrail, recessed tiled shelf to left of shower, pedestal wash basin with tiled surrounds, close coupled w.c., wall mounted mirrored medicine cabinet, wall mounted mirror with shelf below, wall mounted Dimplex fan heater, wall mounted extractor fan

OUTSIDE:

USE OF COMMUNAL GROUNDS: surrounding the property. These grounds are maintained by the management company.

RESIDENTS PARKING PERMIT: This is issued to the tenant, however, is on a first come first served basis.

N.B. Please note that you have to be over the age of 60 to qualify to live in this flat. Also, the rent includes the water charge

DEPOSIT REQUIRED: £750.00

ENERGY EFFICIENCY: Band B (Rating 86)

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 DSS, PETS, SMOKERS, STUDENTS 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.